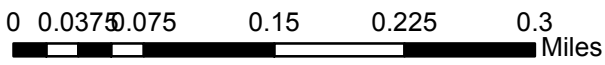
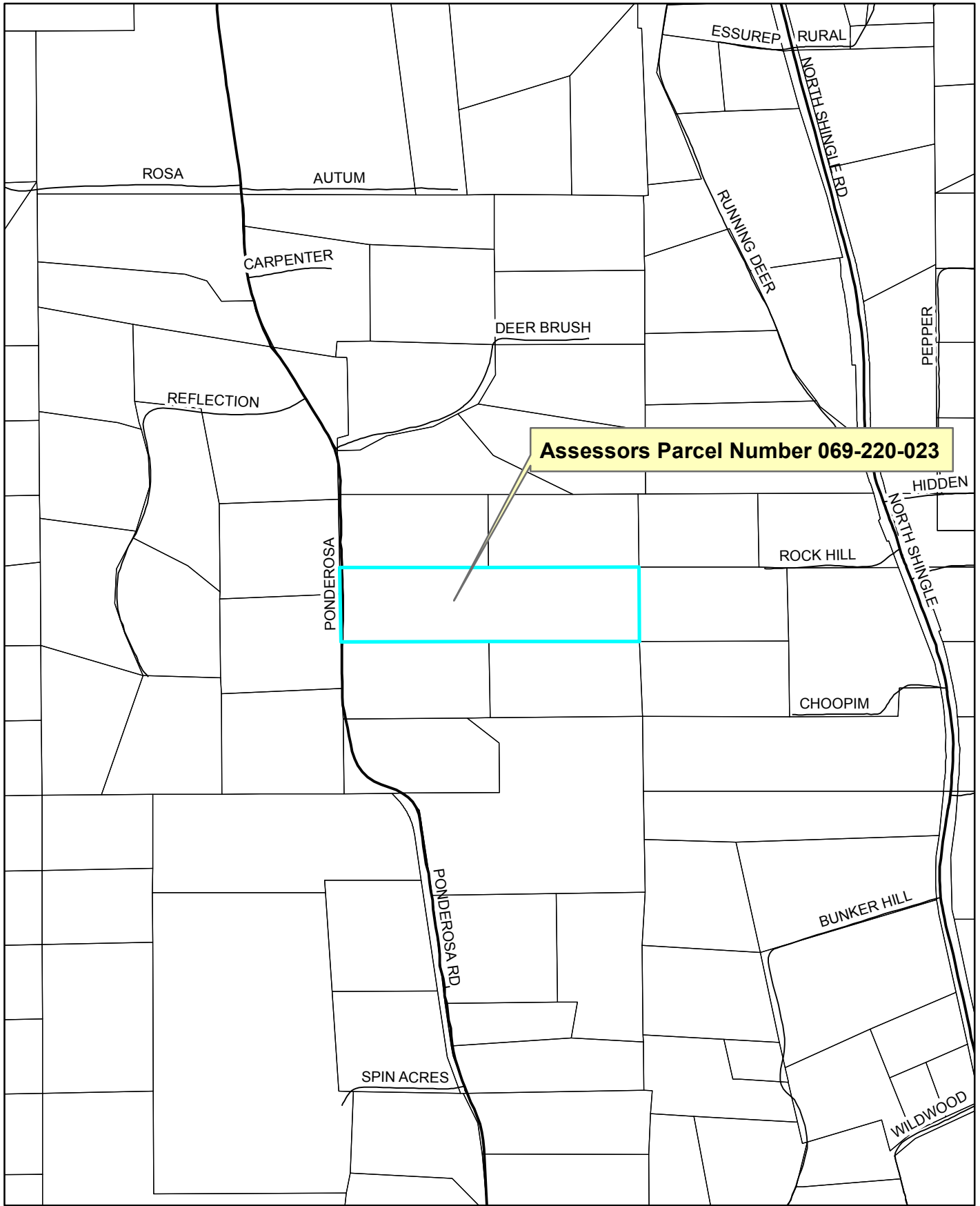


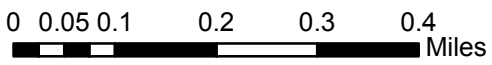
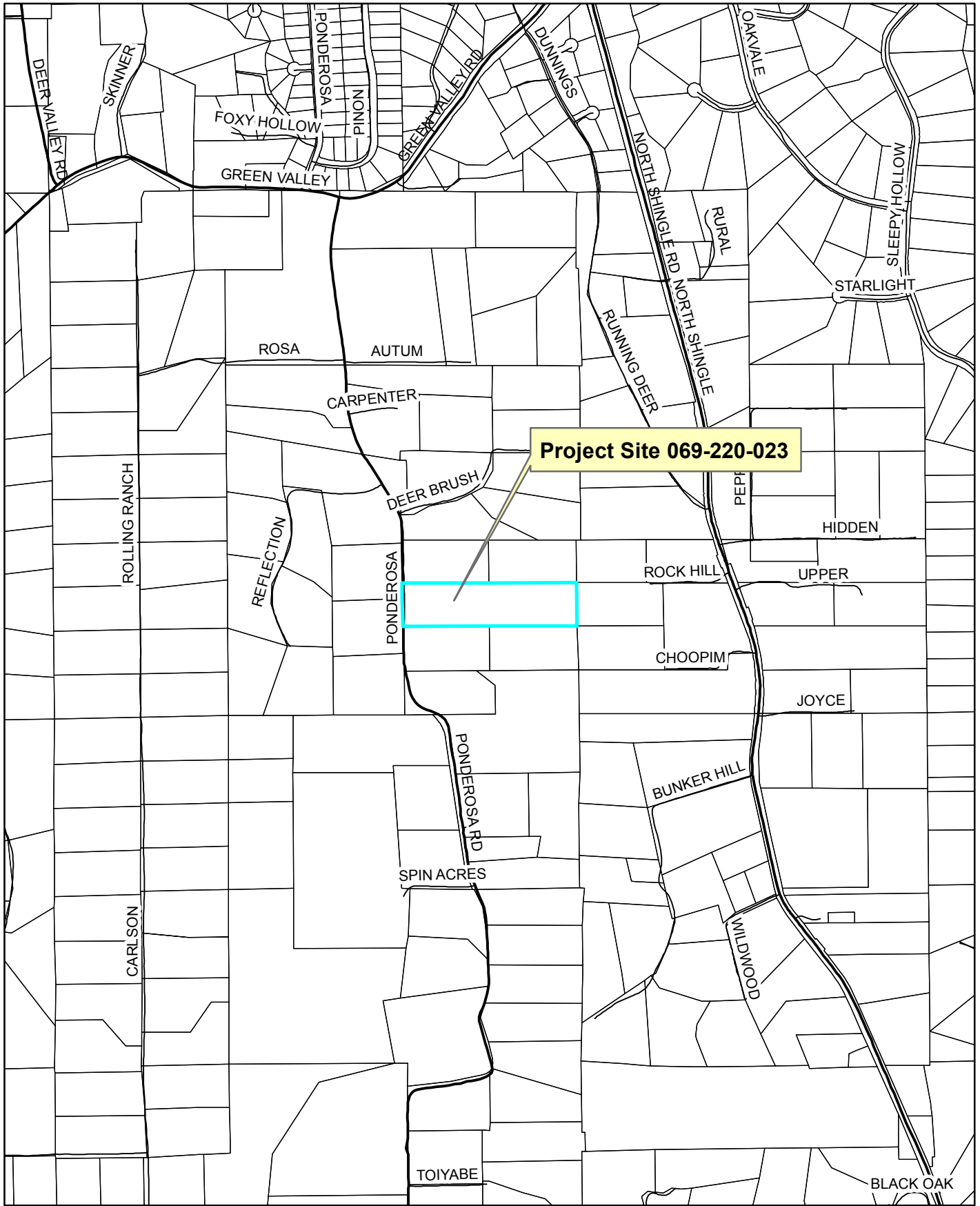
P19-0003 TREANOR PARCEL MAP EXHIBIT A - LOCATION MAP



Scale



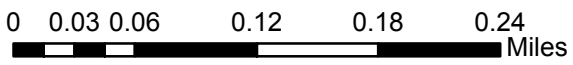
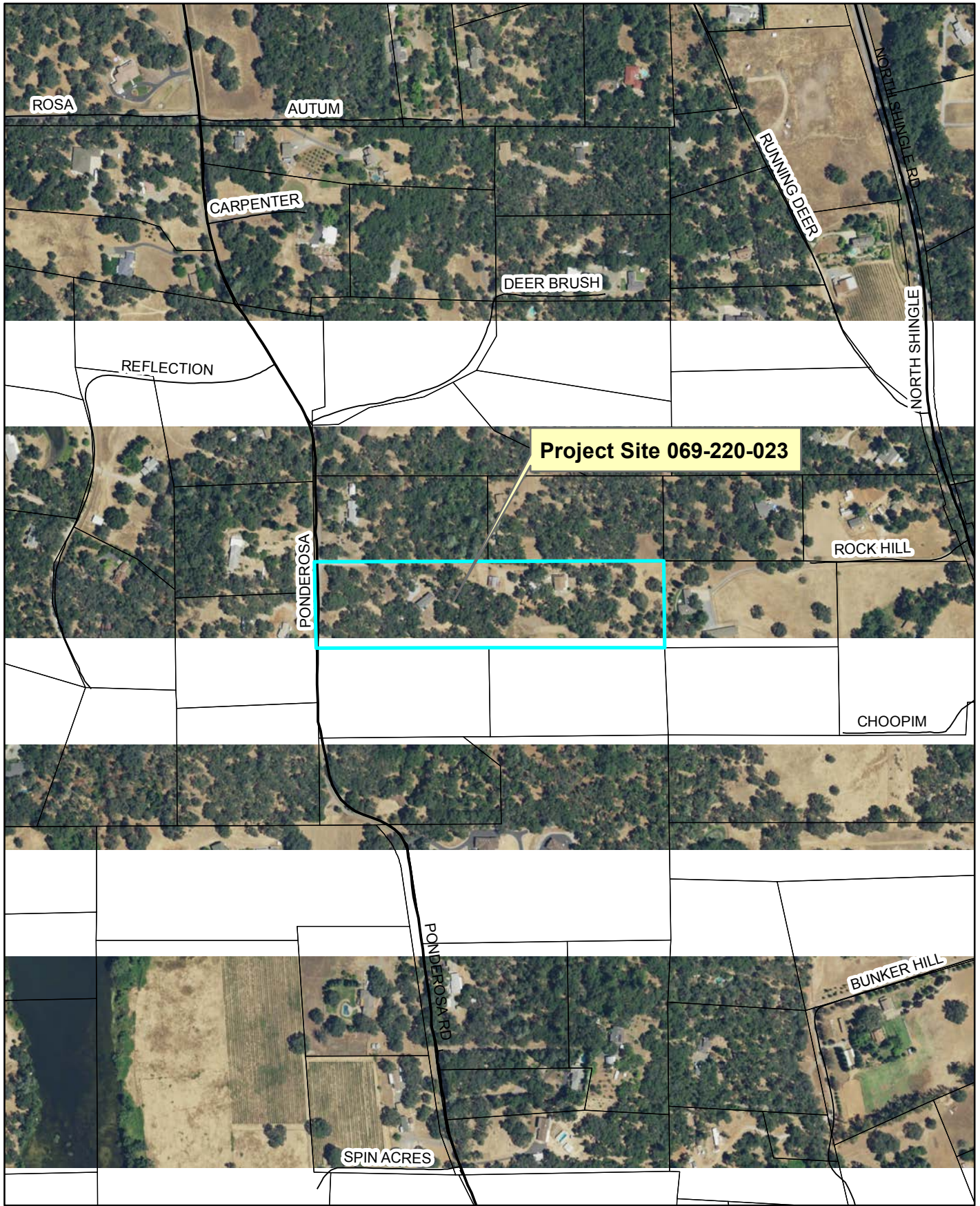
P19-0003 TREANOR PARCEL MAP EXHIBIT B - VICINITY MAP



Scale



P19-0003 TREANOR PARCEL MAP EXHIBIT C - SITE AERIAL PHOTO



Scale



P19-0003 TREANOR PARCEL MAP EXHIBIT D - ASSESSOR'S PARCEL PAGE

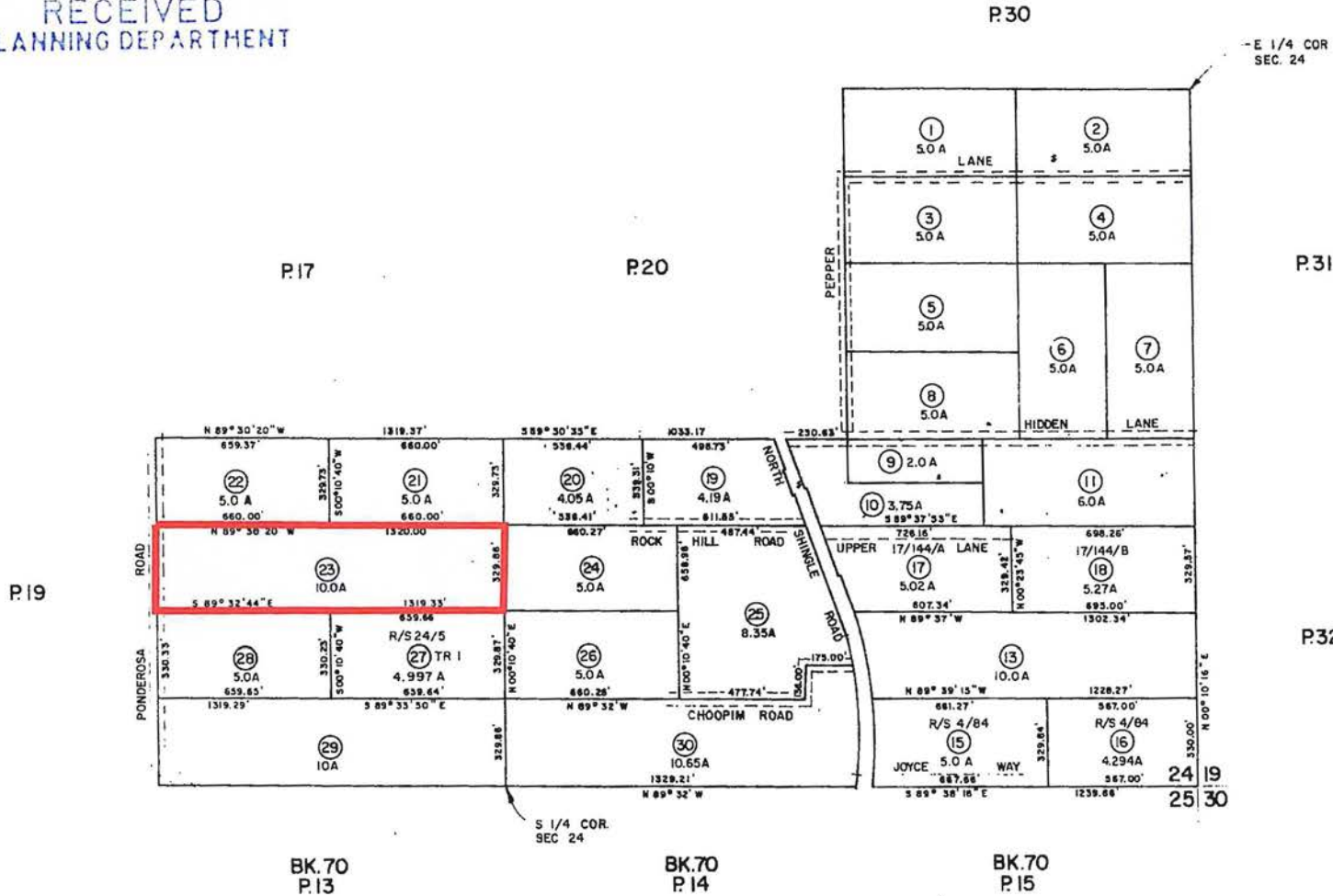
POR. S 1/2 SEC. 24., T.10N., R.9E., M.D.M.

Tax Area Code

69:22

2019 MAR 13 PM 4:33

RECEIVED
PLANNING DEPARTMENT

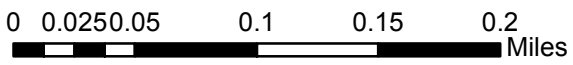
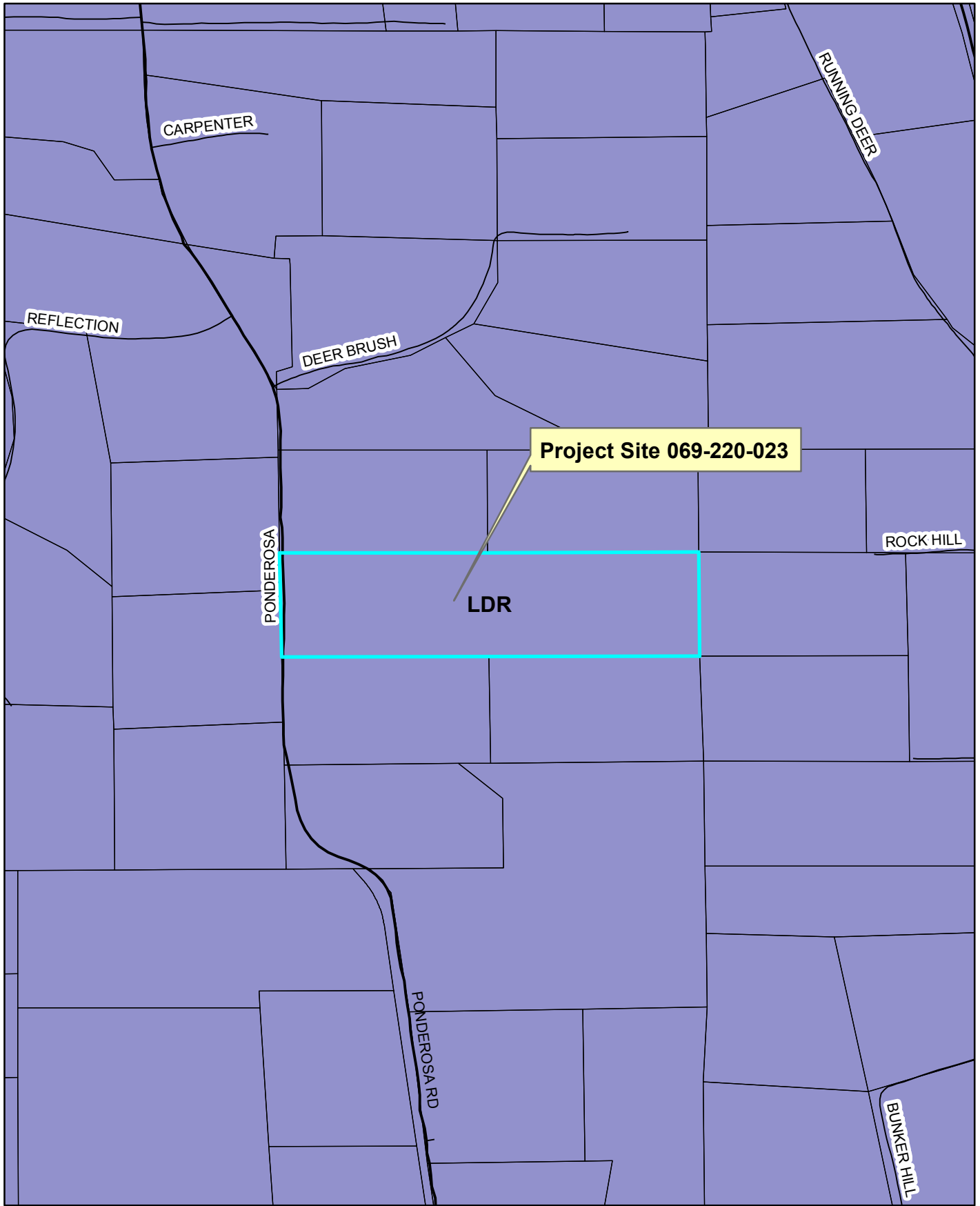


NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 69 - Pg. 22
County of El Dorado, California

P19-0003

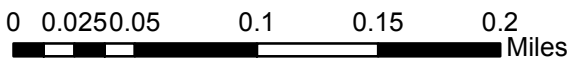
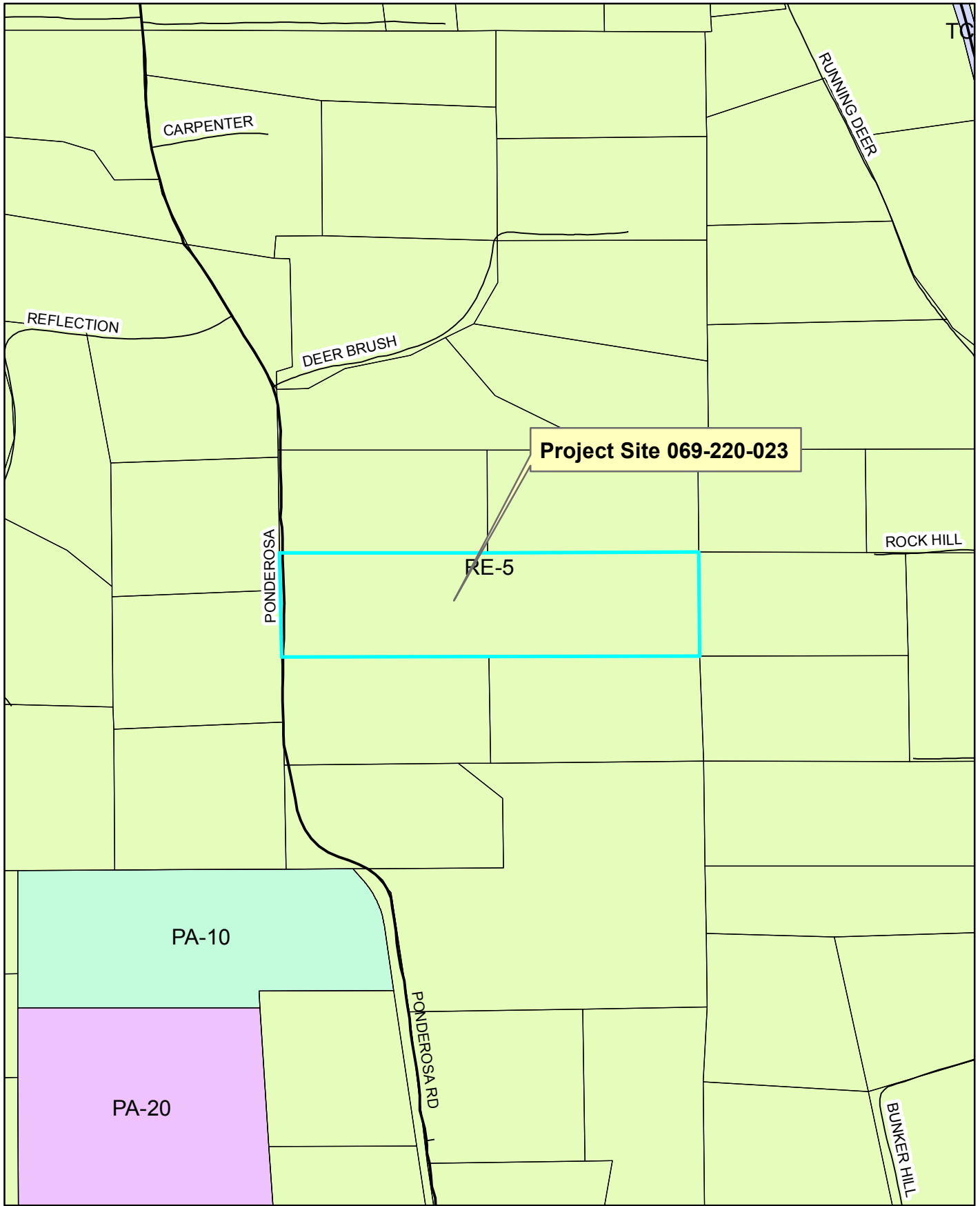
P19-0003 TREANOR PARCEL MAP EXHIBIT E - GENERAL PLAN LAND USE MAP



Scale



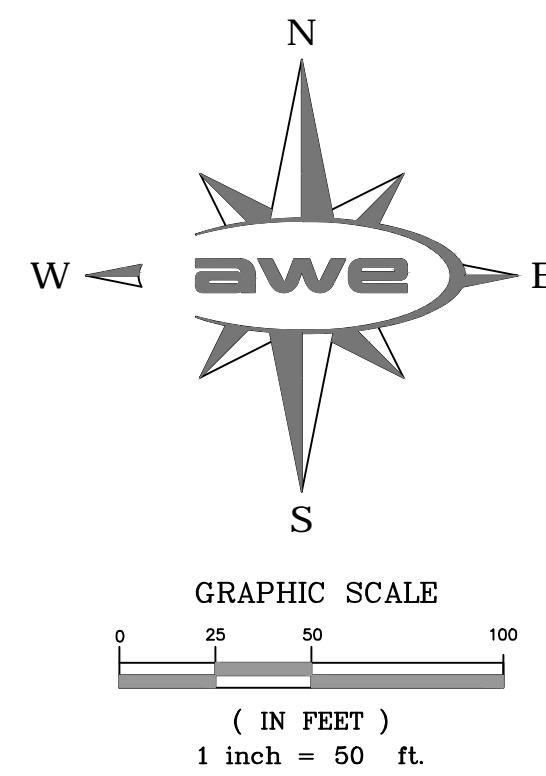
P19-0003 TREANOR PARCEL MAP EXHIBIT F - ZONING MAP



Scale



**P19-0003 TREANOR PARCEL MAP
EXHIBIT G - TENTATIVE PARCEL MAP**



BOUNDARY NOTE:
BOUNDARY LINES SHOWN HEREON ARE DRAWN FROM ASSESSOR'S PARCEL MAPS AND RECORD INFORMATION. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED AT THIS TIME. THE BOUNDARY LINES AND PROPOSED PROPERTY LINES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY.

DEVELOPER:
ROBERT & KAREN TREANOR
2707 PONDEROSA ROAD
SHINGLE SPRINGS, CA 95682

OWNERS:
ROBERT & KAREN TREANOR, TRUSTEES OF THE
ROBERT R. TREANOR & KAREN A. TREANOR
REVOCABLE FAMILY TRUST, DATED 9.2.1997
2707 PONDEROSA ROAD
SHINGLE SPRINGS, CA 95682

LEGAL DESCRIPTION:
PORTION OF SE ¼ OF THE SW ¼ OF SECTION 24,
T.10N., R.9E., M.D.B.&M., EL DORADO COUNTY.

ASSESSOR'S PARCEL NUMBER:
069-220-23

ZONING:
PRESENT: RE-5
PROPOSED: RE-5

NUMBER OF LOTS:
PRESENT: ONE (1)
PROPOSED: TWO (2)

AREA:
GROSS: 10.010± AC.

DENSITY:
10.010± AC./2 LOTS = 5.005± AC./LOT

USES:
PRESENT: SINGLE FAMILY RESIDENTIAL
PROPOSED: SINGLE FAMILY RESIDENTIAL

SCHOOL DISTRICT:
RESCUE UNION SCHOOL DISTRICT

SOURCE OF WATER:
PARCEL 1: EXISTING PRIVATE WELL
PARCEL 2: EXISTING EL DORADO IRRIGATION DISTRICT

FIRE DISTRICT:
RESCUE FIRE PROTECTION DISTRICT

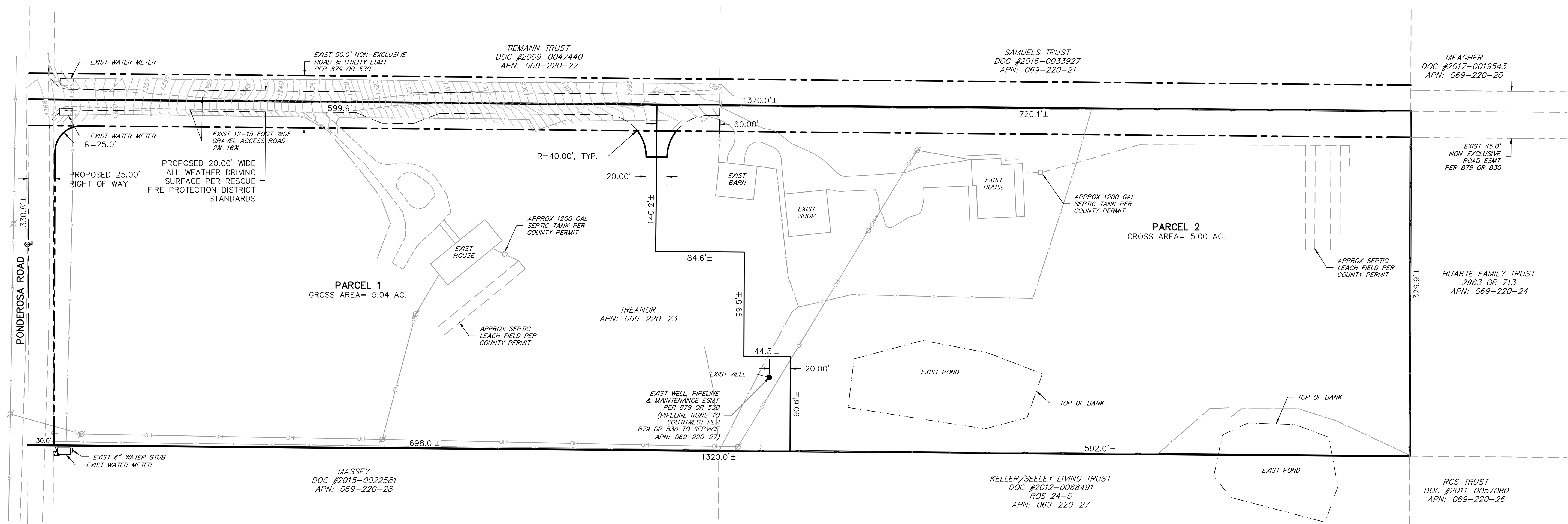
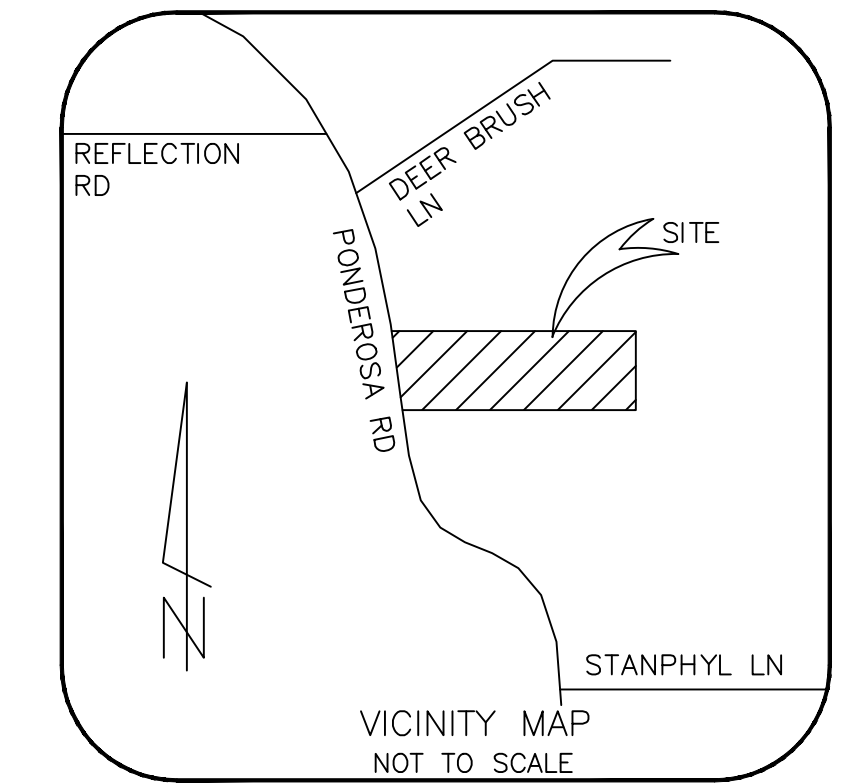
SANITATION FACILITIES:
EXISTING PRIVATE SEPTIC SYSTEM

DRAINAGE FACILITIES:
EL DORADO COUNTY

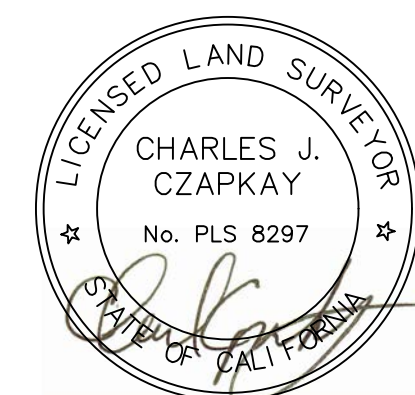
IMPROVEMENT REQUIREMENT:
IMPROVEMENTS AS REQUIRED BY THE COUNTY
OF EL DORADO

BOUNDARY NOTE:
BOUNDARY LINES SHOWN HEREON ARE DRAWN FROM ASSESSOR'S PARCEL MAPS AND RECORD INFORMATION. A BOUNDARY SURVEY HAS NOT BEEN PERFORMED AT THIS TIME. THE BOUNDARY LINES AND PROPOSED PROPERTY LINES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY.

NOTES:
1. CONTOUR INTERVAL: 1 FOOT
2. SOURCE OF TOPOGRAPHY: FIELD TOPOGRAPHICAL SURVEY



SIGNATURE BLOCK
ZONING ADMINISTRATOR: _____
APPROVAL/DENIAL DATE: _____
BOARD OF SUPERVISORS: _____
APPROVAL/DENIAL DATE: _____



ELECTRONICALLY
SIGNED: 02.26.20

THIS EXHIBIT IS INTENDED FOR PLANNING PURPOSES ONLY.

awe
AREA WEST ENGINEERS, INC.
ENGINEERING - SURVEYING - PLANNING
7478 SANDALWOOD DRIVE, SUITE 400
CITRUS HEIGHTS, CA 95621
(916) 725-5551 (916) 725-5808 (FAX)
AW@AREAWESTENG.COM

PREPARED FOR:
BOB TREANOR
2707 PONDEROSA ROAD
SHINGLE SPRINGS, CA 95682

TENTATIVE PARCEL MAP
FOR
APN: 069-220-23
FEBRUARY 2020
COUNTY OF EL DORADO STATE OF CALIFORNIA

DESIGNED BY: R.R.
DRAFTED BY: C.J.C.
CHECKED BY: R.R.

REVISIONS	
LAYOUT 7 WITHOUT TURNAROUND	02.25.20 LAYOUT 7 WITH TURNAROUND

SCALE: 1" = 50'

SHEET
1 OF 1

JOB NO.
18036

FOR REVIEW AND COMMENT ONLY

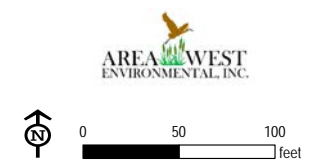
G:\LDD_2\FR001030606\gformal Dwg\18036 TENT MAP.dwg 2/26/2020 3:03:34 PM 11 AREA WEST ENGINEERS, INC.



2707 PONDEROSA ROAD

- | | | | |
|--------------|--|--|------------------------------------|
| Project site | Habitat Type (approximate acres in Project site) | Ephemeral Drainage (ED) (0.038 acre) | Ruderal (R) (0.161 acre) |
| Fence | Annual Grassland (AG) (1.128 acre) | Mixed Oak Woodland (MOW) (7.857 acres) | Seasonal Wetland (SW) (0.043 acre) |
| | Developed (D) (0.975 acre) | Pond (P) (0.166 acres) | Seep (S) (0.062 acre) |

P19-0003 TREANOR PARCEL MAP EXHIBIT H - AERIAL MAP LABELED WITH NATURAL FEATURES



Data Source:
- ESRI Aerial Basemaps, 8/6/2017; Area West Environmental, Inc. 2019; Date: 9-23-19



P19-0003 TREANOR PARCEL MAP
EXHIBIT I - COMMENTS ENVIRONMENTAL MANAGEMENT DEPARTMENT
ENVIRONMENTAL MANAGEMENT DEPARTMENT

<http://www.edcgov.us/government/EMD>

PLACERVILLE OFFICE:

2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300
(530) 642-1531 Fax

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd.
South Lake Tahoe, CA 96150
(530) 573-3450
(530) 542-3364 Fax

December 12, 2019

Evan Mattes
Planning Services
2850 Fairlane Court, Building C
Placerville, CA 95667

RE: Parcel Map P19-0003

I have reviewed the parcel data available for parcel map project P19-003 and have concerns about the soil percolation rates, although they will not prohibit the project from going forward in the approval process. There are two sets of soil percolation test data, one that meets current EMD Local Agency Management Plan (LAMP) requirements, and one set of percolation test data that does not. In light of the conflicting data available, I reviewed the EDC LAMP to determine how to complete the project evaluation.

The proposed parcel referred to as "Parcel 2" in the application has an average percolation rate of 239 minutes per inch. This is based on tests completed at depths of 2, 2.5, 3, 3.5, 4, and 4.5 feet. Newly proposed lots are required to identify leach field areas with a soil percolation rate of 120 minutes per inch or lower¹. The EDC LAMP requires a minimum of 4 percolation tests representative of the dispersal area for lot divisions, with three tests conducted at a depth of 3 feet, and the remainder conducted at a depth of 1 foot².

Using the available data, the average percolation rate at soil depths of 3 feet and shallower is less than 120 minutes per inch. Given the high soil percolation rates on proposed "Parcel 2", this parcel is prohibited from further subdivision without additional soil testing that identifies a suitable leach field area with an average percolation rate of 120 minutes per inch or less. Parcel Map P19-0003 will not affect the existing septic system of the house located on proposed "Parcel 2".

The parcels have a public water supply through the El Dorado Irrigation District. Proposed "Parcel 1" and "Parcel 2" meet the general plan minimum of 5 acres for parcels that have both wells and septic systems. The proposed parcels have suitable soil depth to allow for the installation of additional leach line area. However, "Parcel 1" has a history of groundwater infiltration into the leach field, requiring the installation of a curtain drains to mitigate the condition.

Sincerely,



Bryan Vyverberg
Supervising Environmental Health Specialist
bryan.vyverberg@edcgov.us
(530) 621-5924

1. EDC Onsite Wastewater Treatment System Design Manual, Section 1C "Parcel Creation"
2. EDC OWTS Manual, Section 1A. Site Evaluation "Percolation Rate Determination"



EL DORADO HILLS FIRE DEPARTMENT

"Serving the Communities of El Dorado Hills, Rescue and Latrobe"

December 26, 2019

Mr. Evan Mattes, Project Planner
El Dorado County Planning Department
2850 Fair Lane
Placerville, CA 95667

**PROJECT: Treanor Tentative Parcel Map, Creation of 2 lots ranging in size from 5 to 5 Acres
APN # 069-220-23, File # P19-0003.**

Dear Mr. Mattes:

The El Dorado Hills Fire Department (EDHFD) has reviewed the above referenced tentative parcel map project on behalf of the Rescue Fire Protection District (RFPD). Our review of the project is intended to ensure this agency can provide fire and emergency medical services that are consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County, and the California Fire Code as amended locally. See Table 1 and the comments provided that describes our review of the project in conformance with these standards.

Table 1: El Dorado County General Plan Policies Related to Fire Protection

Policy	Topic	Standard	Does the Project Comply		Comments
			Yes	No	
5.1.2.2	Fire District Response	Rural Center or Region – 15 to 45 Minutes.	X		1
5.7.2.1	Fire Protection	Sufficient emergency water supply, storage and conveyance facilities for fire protection. Adequate access is provided.		X	2, 3
6.2.1	Defensible Space	Tentative maps shall be conditioned to attain and maintain defensible space.	X		4, 5
6.2.2	Limits to Development	Development in areas of high and very high fire hazard areas shall have a WUI Plan.	X		6
6.2.3	Adequate Fire Protection	Development shall meet uniform fire protection standards.	X		7
6.2.4	Area Wide Fire Management	Reduce fire hazards through cooperative fuel management activities.	X		8

- 1. Fire District Response:** The nearest staffed fire station to the project location is RFPD Station No. 83 located in Rescue. The average response time to the project site from this fire station is approximately 8 minutes or less to 80% of the population in the area.
- 2. Emergency Water Supply:** The project area is not currently provided with an adequate means of emergency water supply, storage or conveyance facilities. Prior to new buildings or structures being placed on one or more of these parcels the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code, along with local ordinances and standards of the RFPD.

P19-0003 TREANOR PARCEL MAP

EXHIBIT J - COMMENTS RESCUE FIRE DEPARTMENT

3. **Roads and Driveways:** Roads and driveways, whether public or private, serving three or more parcels shall comply with California Code of Regulations (CCR) Title 14 §§ 1273.00 - 1273.09. The project road shall provide for safe access for emergency fire equipment and civilian evacuation concurrently, and must provide unobstructed traffic circulation during a wildfire emergency.
 - a. The project is located on a dead-end road greater than 150-feet in length. The road shall be provided with an approved turnaround meeting the requirements of CCR Title 14 § 1273.05 at the road terminus.
 - b. Fire apparatus access roads from 20 to 29 feet in width shall be posted on both sides as a fire lane, with no parking on either side of the roadway, as required by Section 503.4.3 of the Fire Code for the RFPD.
4. **Natural Hazard Disclosure:** The project is located in a Fire Hazard Severity Zone within a CAL FIRE Responsibility Area. The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.
5. **Defensible Space:** The project shall comply with the Vegetation Management and Defensible Space requirements of El Dorado County Ordinance No. 5101, California Public Resources Code Section 4291 and local fire safe requirements of RFPD.
6. **Limits to Development:** The project is not currently identified in an area of high or very-high wildland fire hazard or in an area identified as a wildland-urban interface (WUI) community within the vicinity of federal land that are a high risk of a wildfire.
7. **New Buildings and Structures:** New buildings and structures placed on a parcel shall comply with all applicable fire safety regulations found in California Code of Regulations Titles 14, 19 and 24 and RFPD ordinances and regulations.
8. **Area Wide Fire Management:** The project is not currently identified in an area of high or very-high wildland fire hazard. No fuel breaks are currently identified in the project area.

We recommend that Comment Nos. 2,3 and 4 be placed as conditions of approval for the project.

EDHFD reserves the right to update the following comments to comply with all current Codes, Standards, Local Ordinances, and Laws in respect to the official documented time of project application and/or building application to the County. Any omissions and/or errors in respect to this letter, as it relates to the aforementioned codes, regulations and plans, shall not be valid, and does not constitute a waiver to the responsible party of the project from complying as required with all Codes, Standards, Local Ordinances, and Laws.

Please do not hesitate to contact me at (916) 933-6623, Extension 1018, with any questions pertaining to the contact of this review letter.

Sincerely,



Ronald A. Phillips
Interim Fire Marshal/Division Chief

P19-0003 TREANOR PARCEL MAP
EXHIBIT J - COMMENTS RESCUE FIRE DEPARTMENT

P19-0003 TREANOR PARCEL MAP
EXHIBIT K - COMMENTS AIR QUALITY MANAGEMENT DISTRICT



County of El Dorado
Air Quality Management District

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.7501 Fax 530.295.2774
www.edcgov.us/airqualitymanagement

Dave Johnston
Air Pollution Control Officer

December 26, 2019

Evan Mattes, Project Planner
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

RE: P 19-0003 Treanor –APN 069-220-023 – AQMD Comments

Dear Mr. Mattes:

The El Dorado County Air Quality Management District (AQMD) has reviewed the proposed parcel map to create two 5 acre parcels from an existing 10 acre parcel and has the following comments regarding potential air quality impacts:

Future Development:

The following standard conditions would apply to the proposed project:

1. **Asbestos Dust:** Current county records indicate this subject property is located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to project construction if the project moves more than 20 cubic yards of soil. (Rules 223 and 223.2). The project shall adhere to the regulations and mitigation measures for fugitive dust emissions asbestos hazard mitigation during the construction process. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223 and 223.2.
2. **Paving:** Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
3. **Painting/Coating:** The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
4. **Open Burning:** Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
5. **Construction Emissions:** During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation

P19-0003 TREANOR PARCEL MAP
EXHIBIT K - COMMENTS AIR QUALITY MANAGEMENT DISTRICT

for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.

6. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

In addition to these standard conditions, AQMD recommends the following conditions to maintain consistency with the County's General Plan.

APPLICABLE AIR QUALITY-RELATED GENERAL PLAN POLICIES
AQMD RECOMMENDATIONS & CONDITIONS

El Dorado County's General Plan¹ contains two goals specifically addressing air quality: 1) Strive to achieve and maintain ambient air quality standards established by the U.S. Environmental Protection Agency and the California Air Resources Board, and 2) Minimize public exposure to toxic or hazardous air pollutants and air pollutants that create unpleasant odors. The General Plan establishes objectives and policies to guide land use development within the County to reach these goals. The General Plan policies AQMD believes are applicable to the proposed project and recommended conditions of approval are listed below:

OBJECTIVE 6.7.2: VEHICULAR EMISSIONS

Reduce motor vehicle air pollution by developing programs aimed at minimizing congestion and reducing the number of vehicle trips made in the County and encouraging the use of clean fuels.

Policy 6.7.2.5 Upon reviewing projects, the County shall support and encourage the use of, and facilities for, alternative-fuel vehicles to the extent feasible. The County shall develop language to be included in County contract procedures to give preference to contractors that utilize low-emission heavy-duty vehicles.

Recommended Condition:

1. Electric Vehicle Charging – One & Two-Family Residential: Consistent with the Residential Mandatory Measures identified in the 2016 Cal Green Building Code §4.106.4.1, all one and two-family residential dwellings and townhomes shall have, at a minimum, a listed raceway to accommodate a dedicated 208/240V branch circuit for future electric vehicle supply equipment (EVSE) for each dwelling unit. The raceway shall not be less than 1 inch inside diameter, shall

¹ El Dorado County General Plan: http://edcgov.us/Government/Planning/Adopted_General_Plan.aspx

P19-0003 TREANOR PARCEL MAP
EXHIBIT K - COMMENTS AIR QUALITY MANAGEMENT DISTRICT

be securely fastened at the main panel, and terminate in close proximity to the proposed location of the charging end of the equipment. Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. The service panel shall provide capacity to install a minimum 40A dedicated branch circuit. Please refer to Cal Green Building Stds Code §4.106.4 for specific requirements²:

https://www.edcgov.us/Government/building/pages/california_building_standards_in_effect.aspx

OBJECTIVE 6.7.4: PROJECT DESIGN AND MIXED USES

Encourage project design that protects air quality and minimizes direct and indirect emissions of air contaminants.

Policy 6.7.4.6 The County shall regulate wood-burning fireplaces and stoves in all new development. Environmental Protection Agency (EPA)-approved stoves and fireplaces burning natural gas or propane are allowed. The County shall discourage the use of non-certified wood heaters and fireplaces during periods of unhealthy air quality.

Recommended Condition:

2. Wood-burning devices: The installation of open hearth wood-burning fireplaces and all non-EPA certified wood-burning devices shall be prohibited. All wood-burning stoves, inserts, and pellet stoves installed shall be certified to the most current EPA standard.
<http://www.epa.gov/residential-wood-heaters/final-new-source-performance-standards-residential-wood-heaters>. Please refer to EPA's "List of EPA Certified Wood Stoves", <http://www.epa.gov/burnwise/epa-certified-wood-stoves>. Fireplaces burning exclusively natural gas or propane (i.e., sealed units), or are purely electric are permissible.

AQMD Rules and Regulations are available at the following internet address:

www.edcgov.us/airqualitymanagement.

AQMD thanks you for the opportunity to comment on this proposed project. If you have any questions regarding this letter, please contact our office at (530) 621-7501.

Respectfully,



Rania Serieh
Air Quality Engineer
Air Quality Management District

² Cal Green Building Code: <http://codes.iccsafe.org/app/book/content/2016%20California%20Codes/Green-2017%20Errata/Chapter%204%20Residential%20Mandatory%20Measures.pdf>



P19-0003 TREANOR PARCEL MAP

EXHIBIT L - COMMENTS EL DORADO IRRIGATION DISTRICT

Evan Mattes <evan.mattes@edcgov.us>

Project for Review & Comment - P19-0003 – TREANOR PARCEL MAP

Brink, Mike <mbrink@eid.org>
To: Evan Mattes <evan.mattes@edcgov.us>

Mon, Dec 16, 2019 at 8:13 AM

Evan –

Please see below. Each parcel will need its own water meter. New service will need to be purchased, and a new meter installed, for the newly created parcel. Depending on how the lot is split (ie Flag Lot or not), the front parcel will need to grant the back parcel an easement for the offsite water meter.

Please let me know if any questions.

Mike Brink, PE

EID Supervising Civil Engineer

(530) 642-4054

From: Nethercott, Kim

Sent: Friday, December 13, 2019 11:09 AM

To: Baron, Michael; Brink, Mike; Dawson, Elizabeth; Deason, Brian; Dinsdale, Aaron; Holland, Kimberly; Mackay, Marc; Nethercott, Kim; Pike, Georgina; Venable, Doug; Wolf, Jan

Subject: FW: Project for Review & Comment - P19-0003 – TREANOR PARCEL MAP

Please see attached regarding a proposed parcel split of this 10 acre parcel to two 5 acre parcels. This parcel has an existing ¾" meter. New service will be needed for the newly created parcel. There are two existing homes on the parcel so no new construction is proposed.

Thank you,

Kim

Kim Nethercott

Development Services

El Dorado Irrigation District

2890 Mosquito Road

1/23/2020

Edcgov.us Mail - Project for Review & Comment - P19-0003 – TREANOR PARCEL MAP

Placerville, CA 95667

P19-0003 TREANOR PARCEL MAP

EXHIBIT L - COMMENTS EL DORADO IRRIGATION DISTRICT

(530) 622-4513 main

(530) 642-4037 direct

(530) 642-4337 fax

knethercott@eid.org



[Quoted text hidden]

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 **Initial Consultation Letter_P19-0003.pdf**
230K