

Findings

1.0 CEQA FINDINGS

- 1.1 Serrano Village J-Lot H is a residential development and a part of an adopted El Dorado Hills Specific Plan (EDHSP) for which an Environmental Impact Report (EIR) has been certified. The residential project is consistent with the policies and requirements of the adopted specific plan involving density, site configuration, circulation, utility, and design compatibility with adjacent uses. The project shall implement specific plan construction measures involving site grading and drainage design, minimization of impacts to air quality effects, reduction of noise impacts, preservation of oak trees and wetland. The project poses no new impacts that have not been previously analyzed and mitigated in the EIR or would result in substantial increase of severity of previously identified effects. Therefore, the project qualifies for Statutory Exemption under CEQA Section 15182 (Residential Projects Pursuant to a Specific Plan) and would not result in substantial changes identified under Section 15162. Further environmental analysis is not required.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The El Dorado County General Plan designates the subject site as Adopted Plan, a designation in reference to areas where specific plans have been adopted. These plans and the respective land use maps are accepted and incorporated by reference and is hereby adopted as the General Plan Land Use map for such area. Since the El Dorado Hills Specific Plan has been incorporated by reference under General Plan Land Use Element Policy 2.2.1.2, the proposed residential tentative subdivision map and planned development is found to be consistent with the General Plan.

2.2 El Dorado Hills Specific Plan

The proposed residential development is located within the Village J portion of the El Dorado Hills Specific Plan area. This portion of Village J was approved with the Specific Plan as a residential village with 342 units on 117 acres. The design of the development conforms to the applicable specific plan standards including site design, circulation, and density. The residential subdivision would be served by existing public services for water and sewer and have access to private amenities within Serrano as well as existing and future public facilities in the area. Implementation of the development shall require

adherence to all applicable construction standards, conditions of approval, and environmental measures. Therefore, the proposed tentative map/planned development is found to be consistent with the El Dorado Hills Specific Plan.

2.3 **Zoning**

The residential development conforms to the Single-Unit Residential (R1) Zone District standards. Specifically, the project is residential development contemplated by the El Dorado Hill Specific Plan which is consistent with the El Dorado County General Plan pursuant to General Plan Policy 2.2.1.2 that incorporates the Specific Plan into the General Plan. The project has been designed to meet the applicable standards of the EDHSP in order to accommodate the residential development and provide a desirable environment for its future residents. The modified standards correspond to the nature of the design and functionality within the development in conformance with the existing residential neighborhood in the area. Therefore, the proposed tentative map/planned development is found to be consistent with Zoning.

2.4 **Subdivision Ordinance**

2.4.1 That the proposed map is consistent with applicable general and specific plans;

The proposed development would create a total 41 residential lots in conformance with the standard and design provisions of the El Dorado Hills Specific Plan as adopted by the El Dorado County General Plan.

2.4.2 That the design or improvement of the proposed division is consistent with applicable general and specific plans;

The improvement of the subdivision has been designed in conformance with the identified residential land use requirements in the Specific Plan. The subdivision shall adhere to applicable improvements of the DISM and shall be constructed in accordance with construction plans and permit requirements.

2.4.3 That the site is physically suitable for the type of development; and

2.4.4 That the site is physically suitable for the proposed density of development;

The project site is physically suitable to accommodate the proposed residential development. The site predominantly flat, does not contain sensitive vegetation, and shall conform to the established surrounding residential development in the area. With its proximity to existing drainage swale area, appropriate construction measures shall be adhered to avoid or minimize impacts to the resource subject to verification by affected agencies. The site would have available access and connection to public utilities existing in the area. Modified development standards and improvement requirements would sufficiently accommodate the development.

- 2.4.5 That the design of the division or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat; and
- 2.4.6 That the design of the division or the type of improvements would not cause serious public health hazards;

Development of the residential subdivision is subject to the applicable provisions of El Dorado Hills Specific Plan and mitigation measures under the Environmental Impact Report (EIR) including regulation of proper site design and layout minimizing impacts to natural resources, adherence to air quality measures, and reduction of noise impacts. Prior to issuance of construction permit, construction and improvement plans shall be reviewed for conformance to applicable County standards and Serrano Architectural Review Committee requirements. Therefore, the project is not anticipated to cause substantial environmental damage.

- 2.4.7 That the design of the division or the improvements is suitable to allow for compliance with the requirements of section 4291 of the Public Resources Code;

The development is subject to the applicable Specific Plan policies involving site design and maintenance of open areas susceptible to brush fires. Further, the subdivision is subject to specific project conditions from the El Dorado Hills Fire Department regarding the location of the hydrant, construction of non-combustible fencing material, and adherence to the Serrano Wildfire Fire Safe Plan provisions. Therefore, the proposed subdivision conforms to the requirements of Section 4291 of the Public Resource Code;

- 2.4.8 That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Utility easements necessary to serve the subdivision have been adequately depicted on the Tentative Subdivision Map and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing of the final map.

The approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by the judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision. (Ord. 3805 §15, 1988: prior code §9702)

2.5 Design Waivers

The Design Waiver request is subject to specific findings in accordance with Section 120.08.020.A.2a-d of the El Dorado County Subdivision Ordinance. Each finding is followed by a response justifying the waiver.

Modification of subdivision road improvements under DISM Standard Plan 101 B including: a) a reduction of right-of-way width from 50 feet to 38 feet; b) construction of 4-foot wide sidewalks on one side of A and B Streets instead of 6-foot sidewalks on both sides and; d) construction of modified rolled curb and gutter instead of vertical curb;

A. There are special conditions or circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver.

Standard Plan 101B road improvements are typically applied to public roads serving a residential development. The proposed modified road improvements would serve a Serrano residential development that would be privately owned and maintained by Serrano Master Homeowner's Association. These improvements would sufficiently accommodate the anticipated minimal vehicular and pedestrian traffic, and on-site utilities necessary to serve the development .

B. Strict application of the design or improvement requirements of this article would cause extraordinary and unnecessary hardship in developing the property.

Application of the standard road right-of-way and related improvements would result in wider pavement and additional unnecessary disturbance to the site, thereby posing an encumbrance to the design and functionality of the planned residential development.

C. The adjustment or waiver would not be injurious to adjacent properties or detrimental to health, safety, convenience, and welfare of the public.

The modified street improvements would adequately serve the private residential development. The improvements shall be constructed in accordance with standards of the DISM, subject to improvement and other construction plans. Applicable conditions of approval and applicable mitigation measures shall be verified during the review and prior to issuance of any construction permits. Therefore, the proposed deviation would not be detrimental to health, safety, and welfare of the public.

D. The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The modified standards would not have the effect of nullifying the objectives of this article or ordinance applicable to the subdivision as this standard would affect streets serving the private residential development. These facilities shall be privately owned and

maintained by the Serrano El Dorado Owners' Association. Other applicable improvement standards shall be enforced and verified during review construction plans.