

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to *Section 66472.1* of the *California Government Code*:

1.0 CEQA FINDINGS

- 1.1 Staff has prepared a Revised Initial Study to determine if the proposed project would have a significant effect on the environment. Based on this Revised Initial Study, a Negative Declaration concluded that no significant impacts have been identified resulting from the implementation of the project along with the application of the adopted mitigation measures from the original approved tentative subdivision map.
- 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- Planning Services, 2850 Fairlane Court Placerville, CA 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 The project maintains consistency with the policies of the General Plan including neighborhood compatibility (2.2.5.21), allowable density (2.2.1.2 and 2.2.1.3), use of public water and sewer with connection to El Dorado Irrigation District (5.1.2.1, 5.1.2.2, 5.1.2.3, 5.2.1.3), adequacy of road and circulation system serving the project (TC-Xe, TC-Xf, TC-Xg, TC-Xh), protection and preservation of oak tree canopy (7.4.4.4) and protection of wetland features (7.3.3.4).

Rationale: Ridgeview Village No. 9 is within are area of El Dorado Hills Community Region where public infrastructures such roads and utility currently exists. As applicable, the project would be required to construct and/or extend on-site facilities necessary to serve the proposed development. The El Dorado County General Plan Land Use Map designated the subject site as High Density Residential (HDR) resulting in a density of 1.96 du/ac consistent with the density range of 1-5 dwelling unit/acre under this designation. The project is consistent with and compatible with the existing and planned residential uses, design, subdivision improvements, and density in the surrounding area.

Ridgeview Village No. 9 is within the El Dorado Irrigation District (EID) service area where public water and sewer utilities currently exist. The development would be required to connect to and/or upgrade these infrastructures in order to provide these services. A Facility Plan Report (FPR), which details the necessary facility improvements, would be required subject to review and approval by EID. An EID meter award letter would be required as proof of rights to the service during review of Final Map.

Ridgeview Village No. 9 is designed to convey drainage using open ditch and underground pipes, subject to county design and improvement standards. Best Management Practices (BMP) and Storm Water Pollution Prevention Program (SWPPP) measures shall be implemented in order to minimize erosion effects during site construction. On-site wetland would be buffered from development.

Ridgeview Village No. 9 is located within the fire protection service area by the El Dorado Hills Fire Department. This site is designated as moderate in terms of fire hazard. Specific project conditions of approval, including minimum fire suppression and road standards, shall remain applicable subject to verification by the department prior to any construction. Site development shall be required to implement and adhere to specific provisions identified in the approved Wildfire Safe Plan.

The Ridgeview Village No.9 has been analyzed and conditioned to be consistent with the provisions of General Plan Policy 7.4.4.4, which is implemented by Chapter 130.39 (Oak Resource Conservation).

3.0 ZONING FINDINGS

- 3.1 The project maintains conformance to applicable provisions of the Zoning Ordinance 130.24.030 (Single Unit Residential-R1) and 130.39 (Oak Resource Conservation).

Rationale: The subdivision lots exceed the required minimum lot size that would accommodate residential unit design consistent with the standard R1 development standards such as yard setbacks. Oak resource impacts are proposed to be mitigated in accordance with the provisions of the chapter.

4.0 TENTATIVE MAP FINDINGS

- 4.1 The proposed revised tentative map, including design and improvements, is consistent with the General Plan policies and land use map; and

- 4.2 The design or improvements of the proposed division are consistent with the General Plan.

Rationale: The residential subdivision is consistent with the High Density Residential (HDR) land use designation and applicable General Plan policies including neighborhood compatibility, allowable density, site and improvement design, and resource protection and preservation.

- 4.3 The site is physically suitable for the proposed type and density of development.

Rationale: The residential subdivision has been designed according to standards of the DISM, which balances site development and protection of existing natural features.

- 4.4 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

Rationale: The potential environmental effects associated with residential subdivision has been adequately analyzed leading to a conclusion that the effects can be mitigated to a less than significant level subject to the mitigation measures and conditions of approval imposed on the project.

- 4.5 The design of the subdivision or the improvements are suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishes criteria for fire and fuel breaks around buildings).

Rationale: Adequate fire protection measures based on the Fire Safe Plan shall be implemented during construction and operation of the residential development. The subdivision will be constructed to accommodate necessary improvements for emergency purposes including secondary access roads, turnaround, and fire hydrants. The public water system servicing the project shall provide adequate fire flow for the project.

- 4.6 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.

Rationale: Along with the imposed project conditions, necessary utility and right-of-way easements for the project are appropriately depicted on the submitted plans and shall be further verified for any conflicts by the County Surveyor's Office at the time of filing of the Final Map for any portions of the approved tentative map.