

ATTACHMENT 2

FINDINGS

Final Map Modification/E-51, Lot 149 File Number TM69-0002C

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:

FINDINGS FOR APPROVAL

1.0 CEQA Findings

- 1.1 The map correction project is Statutorily Exempt from the requirements of CEQA pursuant to Section 15268 (b) (3).
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services at 2850 Fairlane Court, Placerville, CA.

2.0 Map Correction Findings

- 2.1 *That there are changes in circumstances which make any and all of the conditions of such a map no longer appropriate or necessary.*

The changes in circumstances are a result of the Gold Ridge Forest Unit 2 subdivision being recorded in 1969, prior to the existence and requirements of the current El Dorado County Zoning Ordinance. Under the current zone district, Section 17.14.030 allows a 50 percent reduction in front yard setback if the elevation at the required building line is more than six feet above or below the street elevation. Without the recorded map setback, Section 17.14.030 could be applied to development on this parcel. The parcel, therefore, is difficult to develop as allowed by right (R1) and the 2004 General Plan designation of High Density Residential (HDR).

- 2.2 *That the modifications proposed do not impose any additional burden on the present fee owner of the property.*

Amend recorded Subdivision Map E-51 for Lot 149 within Gold Ridge Forest Unit 2 subdivision to remove the recorded 25-foot front yard setback line for the subject parcel, (Assessor's Parcel Number 009-501-04), would benefit, and not burden, the current owner.

2.3 *That the modifications proposed do not alter any right, title or interest in the real property reflected in the recorded map.*

The 25-foot front setback line was presumably originally established in 1969 to match the setback required by the zoning regulations at that time. All applicable utilities of which have interest in the easement have had the project proposal distributed to their staff and none responded with concerns regarding the removal of the 25-foot front yard setback line.

2.4 *That the map as modified conforms to the provisions of Section 66474 of the Government Code.*

The applicable portion of Section 66474(g) requires that the County find the reduction of the 25-foot front yard setback line to 10-feet from Subdivision Map E-51 would not conflict with easements for access through or use of, property within Gold Ridge Forest subdivision. No utility company, public agency, or parcel owner with interest in the easement areas within the subject setback line for Lot 149, objected to the setback reduction.