

Findings

1.0 CEQA

- 1.1 This project has been found to be Statutorily Exempt from the requirements of CEQA pursuant to Section 15268(b) (3) of the CEQA Guidelines stating that in the absence of any discretionary provision contained in the local ordinance or other law establishing the requirements for the permit for use approval of a final subdivision map shall be resumed to be ministerial.

2.0 ADMINISTRATIVE

2.1 General Plan

A finding can be made that the proposed use is consistent with the policies in the County General Plan as the single family residence is a permitted use in the Serrano El Dorado Hills Area Plan

2.2 Zoning Ordinance

The project is consistent with the One-family Residential-Planned Development (R1-PD) Zone District. No new conflicts with setbacks or easements relative to structures under construction or any other development standard or requirements of the Zoning Ordinance would be created by the elimination of the vehicular access restriction as proposed by this project. A finding can be made that the proposed use is consistent with the County Zoning Ordinance.

2.3 Subdivisions Ordinance

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

The vehicular access restriction was placed as a strict interpretation of the Design and Improvement Standards Manual, Section 2, Subsection B8, which discusses double frontage lots, when Village H was initially designed. The steepness of Lot 117 warrants a double frontage encroachment.

The Department of Transportation (DOT) has reviewed the application to remove a vehicular access restriction along Gresham Drive. The DOT supports the removal of this vehicular access restriction provided the applicant shall place a deed restriction on this property along the entire frontage of Gresham Drive to maintain minimum sight distance for access to this site. This restriction shall limit the height of landscaping, or any other obstruction, to a maximum height of six (6) inches above the existing ground and shall be confined to the remaining right of way behind the curb and gutter and the 20-foot wide slope easement along Gresham Drive.

The encroachment, to access this site off Gresham Drive, shall meet the provisions of El Dorado County Standard Plan 104A-1.

- B. That the modifications proposed did not impose any additional burden on the present fee owner of the property.

The removal of the vehicular access restriction would benefit the current owner and would not impose any additional burden.

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

The removal of the vehicular access restriction will not impact the use of Grisham Road (a private road) as access to the property will be maintained and all other easements will remain as originally approved.

- D. That the map as modified conforms to the provisions of Section 66474 of the Government Code.

The request to remove the vehicular access restriction is consistent with the policies in the El Dorado Hills Specific Plan

2.4 Section 66474

- (a) That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans as specified in Section 65451.

The removal of the vehicular access restriction is consistent with the El Dorado Hills Specific Plan which includes text and diagrams as required under Section 65451.

- (b) That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The request to remove the vehicular access restriction is consistent with applicable policies in the El Dorado Hills Specific Plan.

- (c) That the site is physically suitable for the proposed type of development.

The site is suitable for the density of the development because the property is zoned one-family residential/planned development district. The request to remove the access restriction easement does not affect the density allowed in the Serrano El Dorado Hills Area Plan.

- (d) That the site is physically suitable for the proposed density of development.

The site is suitable for the density of the development because the project site is zoned one-family residential/planned development zone district. The request to remove the vehicular access restriction does not affect the density allowed in the Serrano El Dorado Hills Area Plan.

- (e) That the design of the subdivision or type of improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The removal of the vehicular access restriction will not cause substantial environmental damage or substantially injure fish or wildlife or their habitat because this a request for a Map Correction of the recorded Final Map for Serrano Village H, Unit 3, and does not include any construction or grading activities.

- (f) That the design of the subdivision or type of improvements will not cause serious public health problems.

The removal of the vehicular access restriction will not result in or cause a serious health problem because this is a request for a Map Correction of a recorded Final Map for Serrano Village H, Unit 3, and does not include any construction or grading activities.

- (g) Design of the subdivision or the type of improvements will not conflict with the easements acquired by the public at large, for access through or use of property within the proposed subdivision.

The removal of the vehicular access restriction will not impact the use of Grisham Road, (a private road) as access to the property will be maintained and all other easements will remain as originally approved.