

# ATTACHMENT 2

## FINDINGS

File Number P06-0021 – Hill / Voelker  
Zoning Administrator Approved September 5, 2007

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*:

### FINDINGS FOR APPROVAL

#### 1.0 CEQA Findings

- 1.1 El Dorado County has considered the negative declaration together with the comments received during the public review process. The negative declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the California Department of Fish and Game (CDFG). The project is subject to the CDFG environmental filing fee of \$1,800.00 and a \$50.00 El Dorado County processing fee based on *CDFG Code Section 711.4* and *Senate Bill 1535*.
- 1.4 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA.

#### 2.0 General Plan Findings

##### 2.1 The proposed parcel map is consistent with applicable general and specific plans;

The parcel General Plan Land Use Designation is Rural Residential (RR) which establishes a minimum parcel size of 10-acres. The project would create two (2), 10.2 acre parcels. The project meets the minimum parcel size within the RR district.

The required 200 foot setback from the TPZ zoned parcel to the north is consistent with the General Plan.

### **3.0 Zoning Findings**

#### **3.1 The proposed parcel map is consistent with the Zoning Ordinance;**

The project is zoned Estate Residential Ten-acre (RE-10) which establishes a minimum parcel size of 10 acres. The project would create two (2), 10.2 acre parcels which is consistent within the RE-10 Zone District. The project would be consistent with the development standards of the RE-10 Zone District.

#### **4.0 Tentative Map Findings**

#### **4.1 The proposal conforms to the County’s zoning regulations and Minor Land Division Ordinance;**

The Department of Transportation and the El Dorado County Fire Protection District has reviewed the existing road conditions and have determined that the proposed improvements would provide adequate access. Adequate public water and sewer services exist that would be sufficient to serve the project.

The proposed parcels provide adequate area to meet the development standards of the RE-10 Zone District.

#### **4.2 The site is physically suitable for the proposed type and density of development;**

As determined through a Cultural Resource Study and staff analysis, the project site does not contain any natural resources that would be significantly impacted through the proposed residential development of the project.

Adequate developable areas exist on the parcel that would allow for residential development consistent within the Rural Residential Land Use Designation and the Estate Residential Ten-acre Zoning District. There is existing residential development on the site. The parcel map would allow one additional residential parcel.

The project site is not constrained by significant slopes, oak canopy, riparian features, or access concerns. Future development would be consistent with applicable General Plan policies and Zoning Ordinance requirements.

#### **4.3 The design of the division or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;**

The required road improvements would not result in significant environmental damage. No riparian features would be affected as a part of the project and no sensitive species would be impacted as concluded by the Negative Declaration prepared by staff.