

## **Findings**

### **1.0 CEQA FINDINGS**

- 1.1 The modification of the structural setback is found to be Statutorily Exempt from CEQA pursuant to Section 15268 that allows for ministerial projects.
- 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.

### **2.0 GENERAL PLAN FINDINGS**

- 2.1 **The project is consistent with General Plan Policy 7.1.2.2: Discretionary and ministerial projects that require earthwork and grading, including cut and fill for roads, shall be required to minimize erosion and sedimentation, conform to natural contours, maintain natural drainage patterns, minimize impervious surfaces, and maximize the retention of natural vegetation. Specific standards for minimizing erosion and sedimentation shall be incorporated into the Zoning Ordinance.**

Rationale: As part of distribution this project has been reviewed and approved by Stormwater Management Unit. The project will comply with the counties Grading Ordinance and Best Management Practices (BMP) for drainage and erosion. This project has been found to be consistent with General Plan Policy 7.1.2.2.

### **3.0 ZONING FINDINGS**

**The project is consistent with Title 130.052.010.B.2:**

- 3.1 **The proposed reduction does not exceed the limits set forth in this Chapter.**

Rationale: The project is found to be consistent with El Dorado Zoning Code Section 130.52.010 (Administrative Permit, relief, or waiver) and site planning and project design standards identified in Title 130.30.050.B.2 as the project proposes a multi-story structure on a parcel that meets the elevation criteria of 130.30.050.B.1 and the reduced front setback provides at least 20 feet of parking area from the edge of the road pavement to the parking structure.

- 3.2 **There are no objections from any adjacent property owners.**

Rationale: An objection was received from an adjacent property owner within 10 working days of public noticing. The objection has been noted and the project has been elevated for review to the Zoning Administrator for review pursuant to Zoning Ordinance Section 130.52.010.B.1.c.

- 3.3 **The proposed project will not be detrimental to the public health, safety, and welfare or injurious to the neighborhood.**

Rationale: The proposed new single-family dwelling does not exceed the maximum building height for the zone, does not contain a viewshed easement or important vistas, and is not on a designated scenic highway. El Dorado Hills Fire Prevention District approved the proposed single-family dwelling with a reduced front setback of 20 feet. The dwelling would not be detrimental to the public health, safety, and welfare or injurious to the neighborhood.

## **Conditions of Approval**

### **Planning Department**

1. This Administrative Permit is based upon and limited to compliance with the project description, project exhibit labeled below, and Conditions of Approval set forth herein.

Exhibit F.....Site Plan

An Administrative Permit to allow the reduction of the front yard setback from 30 feet to 20 feet to support the construction of a new multi-story, single-family dwelling.

Any deviations from the project description, exhibits, or Conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require changes to these approvals including, but not limited to, further review by all applicable agencies and/or the environmental setting. Deviations without the above-described approval will constitute a violation of permit approval.

2. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold the County harmless from any legal fees or costs the County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning an Administrative Permit.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

### **Department of Transportation**

3. **Drainage Easements:** The project shall incorporate any drainage systems that may be within the drainage easement.