

## **FINDINGS**

### **Tentative Map Revision TM96-1321-R-3 and One-year Time Extension TM96-1321-E-2 Bell Ranch Planning Commission/March 24, 2016**

#### **1.0 CEQA FINDINGS**

- 1.1 Based on the evaluation included in the Initial Study dated February 2016, the County has determined that the criteria identified in the California Environmental Quality Act (CEQA) Guidelines §15162 requiring the preparation of a Supplemental or Subsequent Environmental Impact Report (EIR) have not been met. Accordingly, the County has prepared an Addendum to the 1992 Bass Lake Road Study Area (BLRSA) Final Program EIR pursuant to State CEQA Guidelines §15164 to address the proposed changes and additions to the Conditions of Approval and time extension of the previously approved Tentative 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 Community Development Agency-Development Services Division-Planning Services 2850 Fairlane Court Placerville, CA 95667.
- 1.3 Public Resources Code §21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The project description, Conditions of Approval, and Mitigation Monitoring and Reporting Plan, are hereby adopted as the monitoring program for this project.

#### **2.0 GENERAL PLAN FINDINGS**

- 2.1 The 2004 El Dorado County General Plan designates the project site as Adopted Plan (AP), a description in reference to areas where Specific Plans, in this case, the Bass Lake Hills Specific Plan (BLHSP), have been designated and adopted within and by the County. The proposed changes to the Conditions of Approval and request for a one-year time extension of the previously approved Tentative Map remain consistent with the policies, land use designations, and maximum allowable density identified in the BLHSP; therefore, the project remains consistent with the General Plan.

#### **3.0 BASS LAKE HILLS SPECIFIC PLAN FINDINGS**

- 3.1 The residential lots within the previously approved Tentative Map are Zoned Single-Family Residential/Planned Development (R1/PD). The R1 Zone District typically permits minimum parcel sizes of 6,000 square feet when the lot is served by public water and sewer. It is a requirement of the BLHSP that all lots are served by public water and sewer. Each lot within the proposed subdivision meets or exceeds the minimum requirement for the R1 Zone

District as well as the provisions outlined within the BLHSP. The proposed changes to the Conditions of Approval and request for a one-year time extension of the previously approved Tentative Map remain consistent with the zoning and the approved Development Plan.

#### **4.0 SUBDIVISION ORDINANCE FINDINGS**

##### **4.1 The proposed tentative map, including design and improvements, is consistent with the General Plan and Specific Plan policies.**

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map remain consistent with the AP-BLHSP land use designation and with General Plan policies relating to public utilities, traffic, noise, air quality, riparian impacts, and oak woodland habitat. Further, the Tentative Map includes a Planned Development, which was designed to minimize impacts to the natural resources on the project site. The Conditions of Approval and Mitigation Measures included as part of the project would further minimize environmental impacts associated with the project.

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

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map is substantially consistent with the previously approved Tentative Map. Slopes exceeding 30 percent have been avoided and the project will minimize the impacts to the existing wetlands. All oak woodland habitat impacts will be consistent with the policies in the Specific Plan.

##### **4.3 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.**

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats. The project includes a Planned Development application that will allow the units to be clustered on the project site. The project has been designed to minimize impacts to the natural resources on the site. The Conditions of Approval and Mitigation Measures included as part of the project would further minimize environmental impacts associated with the project.

##### **4.4 That the design of the subdivision or the type of improvements is not likely to cause serious public health hazards;**

The proposed revisions to the Conditions of Approval and request for a one-year time extension to the previously approved Tentative Map are not likely to cause serious public health hazards. The project site is not located within a mapped Alquist-Priolo Earthquake

Fault Zone, and all new structures to be built in accordance with the California Building Code to ensure public safety. The project has been conditioned to submit, as determined by the El Dorado County Air Quality Management District, a Fugitive Dust Plan application and/or an Asbestos Dust Mitigation Plan application for approval by the District prior to beginning project construction. The project, as mitigated and conditioned, will be required to control diesel particulate matter emissions during construction. With implementation of traffic mitigation measures and Transportation Division conditions, the project would neither introduce dangerous road design features, nor generate traffic that is incompatible with existing traffic patterns.

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

The design of the previously approved Tentative Map conforms to the requirements of Section 4291 of the Public Resources Code. The public water system serving the project will provide adequate fire flow for the project. Further, as conditioned, the proposed project is required to comply with all El Dorado Hills Fire Department fire standards, including, but not limited to: location of and specifications for fire hydrants; emergency vehicle access including roadway widths and turning radii; fire flow and sprinkler requirements; and defensible space and wildland fire-safe plans.

**4.6 The design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed division.**

Necessary utility easements are depicted on the previously approved and revised Tentative Map and shall be further verified by the County Surveyor's Office at the time of filing final maps. All existing easements across the property for utilities and infrastructure would remain or be relocated in a manner acceptable to the affected agency. Therefore, no conflicts with easements acquired by the public at large are anticipated.