

ATTACHMENT 2

FINDINGS

**File Number P 99-0003 - Wilkin
December 20, 2006 Zoning Administrator Hearing**

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

- 1.1 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 proposal.
- 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 State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.
- 1.3 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-Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 Tentative Map Findings

- 2.1 The proposal is consistent with the zoning designation of Single-family Two-acre Residential (R2A) which permits a minimum parcel size of one acre because the proposed parcel sizes are ~~3.03~~ 4.0 for Parcel 1, and ~~4.0~~ 3.03 acres for Parcel 2 and the Minor Land Division Ordinance because there is adequate emergency and regular vehicular access, public facilities and existing utilities to support the residential uses needed by the parcels.
- 2.2. The site is physically suitable for the proposed type and density of development because the parcels have existing facilities and utilities to support the residential uses.
- 2.3. The proposed tentative map is not likely to cause substantial environmental damage because the access roads, driveways, and supporting utilities exist for proposed Parcel 1

and the impacts from all other required improvements have been analyzed in the Initial Study and, as conditioned, have been found to be less than significant.

3.0 General Plan Consistency Findings

- 3.1 The proposed tentative map is consistent with the Medium Density Residential General Plan land use designation.
- 3.2 The proposal, as conditioned, is consistent with the intent of *Policies 2.1.1.7, 5.7.1.1 and 6.2.3.2* because there are adequate roadways, utilities, and other public service infrastructure available and wildfire hazards.
- 3.3 The proposal, as conditioned, is consistent with the intent of *Policies 2.2.2.8 and 7.4.2.9* and the full analysis of the potential impacts were analyzed in the Initial Study and it was found they would be less than significant.
- 3.4 The proposal is consistent with the intent of *Policy 7.4.4.4* because the single-family dwelling and support facilities exist on proposed Parcel 4 2, and other support facilities exist for the future potential residential uses. The full analyses of the potential impacts were analyzed in the Initial Study and it was found they would be less than significant.
- 3.5 The proposed tentative map does conform with the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.

4.0 Design Waivers – Reduction of Road Width to 20 Feet

- 4.1 There are special conditions for circumstances peculiar to the property proposed to be divided which would justify the adjustment or waiver. The current terminus of Silver Ridge Court is located on the applicants parcel and is a 20-foot wide paved road; ~~maintained by a roadway maintenance association~~, with a turnaround that meets fire safe regulation. This road was built as a condition of Findleton Parcel Map (P93-11) Conditions 2 and 3, approved April 19, 1994. The turnaround was constructed on Wilkin's property providing secondary access to the existing parcel, in addition to possible access to a future parcel if split.
- 4.2 The adjustment or waiver(s) would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public. The design waiver request reduces the road improvements to 20-feet. California Fire Safe Standards require an 18-foot wide roadway.
- 4.3 This waiver would not have the effect of nullifying the objectives of Article II of Chapter 16 of the County Code or any other ordinance applicable to the division because it meets the intent of the SRA Fire Safe Regulations.