

TM05-1395-R/La Caille Estates Subdivision – As approved by the Planning Commission on November 13, 2014

Findings

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:

1.0 CEQA FINDINGS

- 1.1 Pursuant to California Public Resources Code section 21166 and CEQA Guidelines Section 15162, approval of the revisions to the approved tentative map certified under a Mitigated Negative Declaration, do not require additional CEQA review, as no substantial changes are being made to the approved tentative map or conditions of approval. No new environmental impacts will result from the approval of the revised tentative map that were not already addressed under the Mitigated Negative Declaration.
- 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 Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

As proposed, the project remains consistent with the Medium Density Residential (MDR) land use designation maximum density of one dwelling unit per acre, as defined within General Plan Policy 2.2.1.2.

2.2 The project is consistent with General Plan Policy TC-1p.

The narrower street design will minimize the intrusion of through traffic on pedestrians and residential uses. There is no efficient connection to adjacent neighborhoods and communities.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 17.

The phasing plan contains the twenty-four previously approved residential lots that are consistent with the required development standards for the R1A Zone District under Section 17.28.080 of the County Zoning Ordinance.

4.0 SUBDIVISION MAP FINDINGS

4.1 The proposed project is consistent with Title 16.

The proposed phasing plan is consistent with Section 16.28.010 of the County Subdivisions Ordinance allowing portions of an approved tentative map to be finalized at various stages. Timing of the subdivision agreements and construction improvements will be required “as may be necessary to form a logical and orderly development of the whole subdivision in units”, or phases. The requirement for annexation into EID is more logically and orderly accomplished by having it occur in one action. The current applicant or real party of interest shall apply for annexation of all twenty-four lots prior to Phase 1 Final Map recordation.