

Exhibit D.

Map Amendment 18-01 Findings and Conditions of Approval

I. California Environmental Quality Act (CEQA) Findings

1. The map amendment project has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15305(a) of the CEQA Guidelines which states that minor alterations in land use limitations not resulting in the creation of any new parcel are exempt.
2. The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services Department, Planning Division, at 3101 Center Street, Placerville, CA.

II. Map Amendment Findings

- a. The native trees with high biological value, as identified on the subdivision map, were removed by the owner prior to development of the parcel. This change in circumstance makes the original building envelope restriction no longer appropriate to the subdivision map.
- b. The modification does not impose any additional burden on the fee owners of the real property, in that the building envelope modification has been requested by the fee owners of the real property in question, and the modification would be a benefit to them, rather than a burden.
- c. The modification does not alter any right, title, or interest in the real property reflected on the recorded map, in that the building envelope modification would facilitate development on the property, and no right, title or interest in the property would be affected.
- d. The modification is consistent with the General Plan and any applicable specific plan, in that the building envelope modification would not change the intent and purpose of the Low Density Residential land use designation, which is to provide for single-family residential development; the modification would assist the property owner to construct a single-family home; the amended Map remains suitable for the type and density of development, and the subdivision map remains consistent with the General Plan.

III. Conditions of Approval:

1. The building envelope map amendment modification shall be in substantial compliance with Exhibit A – Lot 9 Quartz Mountain PH 1, SUB H-82 submitted September 24, 2018.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and Conditions of Approval herein. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and Conditions of Approval hereto.

2. The property owners shall submit a “Certificate of Correction” or amending map amending Lot 9 of the Quartz Mountain Subdivision Phase I. The certificate shall be prepared by an appropriately licensed professional and submitted to the County Surveyor for review in compliance with the Subdivision Map Act. Upon approval by the County Surveyor, the “Certificate of Correction” or amended map shall be recorded in the County Recorder’s Office, a copy of which shall be provided to the City of Placerville Development Services Department. The property owners are responsible for all associated processing and recording fees.
3. This building envelope modification approval shall lapse and shall become void one year following the date on which it became effective, unless before the expiration of one year:
 - a. The approved certificate of correction or amended map has been recorded in the office of the County Recorder, or,
 - b. A time extension has been applied for and approved by the Development Services Department.
4. To mitigate for the property owner / applicant removal of five trees, the property owner / applicant shall submit to the Development Services Department a replanting plan for approval by staff. Replanting plan shall contain a tree planting palette that includes tree species endemic to the Quartz Mountain Subdivision Phase I site environment. Property owner / applicant shall plant and maintain the staff approved five trees, at a minimum of 15-gallon size, within the Lot 9 parcel prior to Certificate of Occupancy of the single-family residence. The property owner shall ensure the successful establishment of the replacement trees for a minimum of five years following issuance of the certificate of Occupancy of the residence. Unacceptable tree growth or condition, as well as actual tree death, shall be grounds for non-compliance of this condition and the recordation of a Notice of Non-Compliance.