

FROM THE MINUTES OF APRIL 26, 2007

10. ZONE CHANGE (Public Hearing)

Z05-0014 submitted by DEBORAH PRISK to rezone property from One-half Acre Residential (R20,000) to Limited Multifamily Residential-Planned Development (R2-PD). The property, identified by Assessor's Parcel Number 054-332-02, consisting of 0.45 acre, is located on the southwest side of Lime Kiln Road, approximately 250 feet southeast of the intersection with China Garden Road, in the **Diamond Springs area**. (Supervisory District III) (Negative declaration prepared)*

Staff: Aaron Mount recommended approval to the Board of Supervisors.

The applicant was not present. There was no public comment.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MATHEWS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE Z05-0014 REZONING ASSESSOR'S PARCEL NUMBER 054-332-02 FROM ONE-HALF ACRE RESIDENTIAL (R20,000) TO LIMITED MULTIFAMILY RESIDENTIAL-PLANNED DEVELOPMENT (R2-PD) BASED ON THE FINDINGS PROPOSED BY STAFF.

Findings

1.0 CEQA FINDING

- 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 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 LEGISLATIVE FINDINGS

- 2.1 The proposed zone change is consistent with the policies in the El Dorado County General Plan as discussed in the General Plan section of this staff report.
- 2.2 The zone change is found to comply with the requirements of Chapter 17.06, and the proposed project is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.
- 2.3.1 The site is physically suitable for multi-family development at a density of 5 to 24 dwelling units per acre.