

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 project will not affect wetland, watercourses, 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.
- 1.4 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 ADMINISTRATIVE FINDINGS

- 2.1 The proposed rezone and development plan conform to the General Plan because the proposed multifamily development is consistent within the multifamily (MFR) land use designation. The rezone will create the Planned Development overlay which is required by the General Plan.
- 2.2 The proposed rezone and development plan conform to the County Zoning Ordinance which permits the proposed development within the Limited Multifamily Residential (R2) zoning district.

3.0 PLANNED DEVELOPMENT FINDINGS

- 3.1 The proposed development is so designed to provide a desirable environment within its own boundaries because adequate parking and landscaping has been provided on site.
- 3.2 No exceptions to the R2 zone district development standards have been proposed.
- 3.3 The site is physically suited for the proposed use. Existing topography will not require excessive alteration and no trees currently exist on site.

- 3.4. Adequate services are available for the proposed use.
- 3.5 The proposed uses do not significantly detract from the natural land and scenic values of the site because the site has already been graded and developed under previous approvals.