

Findings

1.0 CEQA FINDINGS

- 1.1 Staff has prepared an Initial Study to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared in compliance with Section 15070(a) of the CEQA Guidelines.
- 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.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the Commercial land use designation of General Plan Policy 2.2.1.2 because the Commercial land use designation includes retail, services, and light industrial manufacturing as compatible uses.
- 2.2 The proposal is consistent with General Plan Policy 2.2.5.3 that requires evaluation of any rezoning that would either increase residential density or support a more intense use of the land.

3.0 ZONING FINDINGS

- 3.1 The proposed rezone is consistent with the El Dorado County Zoning Ordinance designation of General Commercial because the existing, previously approved uses are in compliance with Section 17.32.180 (General Commercial Districts: Permitted Uses), as well as with the surrounding General Commercial and Industrial zones.
- 3.2 The rezone is found to comply with the requirements of Chapter 17.10, 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.