

**Findings**

**1.0 CEQA FINDING**

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal. ~~A *de minimis* finding on the project's effect on fish and wildlife resources can be found and the project is therefore not subject to the payment of State Fish and Game fees pursuant to State Legislation (California Fish and Game Code Section 711.4).~~
- 1.2 The County finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 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.
- 1.4 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

**2.0 GENERAL PLAN FINDINGS**

- 2.1 In accordance with State law and pursuant to General Plan Policy 2.2.5.3, the County has evaluated the subject rezoning request based on the General Plan's general direction as to minimum parcel size or maximum allowable density and to assess whether changes in conditions are present that would support a higher density or intensity zoning district. The 19 specific criteria found within General Plan Policy 2.2.5.3 have been analyzed with regards to the above-referenced zone change request. Based on this analysis and the conclusions reached in the staff report, the site is found to be suitable to support the proposed density.

### **3.0 PLANNED DEVELOPMENT FINDINGS**

#### **3.1 *The PD zone request is consistent with the general plan.***

PD06-0031 is an application to add a –PD combining zone to the proposed Multi-Family Residential (RM) zone. The application of this combining zone is consistent with the policies of the El Dorado County General Plan as discussed in the staff report.

#### **3.2 *The proposed development is so designed to provide a desirable environment within its own boundaries***

Recreational facilities, a community center, and other on-site amenities have been provided to create a desirable environment within the boundaries of the project site.

#### **3.3 *Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography***

No proposed exceptions to the standard requirements of the Multi-Family Residential (RM) zone are included within the application.

#### **3.4 *The site is physically suited for the proposed uses.***

With previously approved grading on the site, the soils, topography, and other local site factors are appropriate and adequate to accommodate the proposed uses on the site.

#### **3.5 *Adequate services are available for the proposed uses, including but not limited to, water supply, sewage disposal, roads and utilities.***

Adequate water, sanitary sewer, storm sewer, roads, utilities, and other public services are available to the site and each of the proposed residential structures, or will be provided as conditions of approval.

#### **3.6 *The proposed uses do not significantly detract from the natural land and scenic values of the site.***

Alterations to the topography of the site and construction of new buildings will change the views of and through the site, although these changes will not significantly detract from natural land and scenic values currently existing on the site.