

Findings

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines stating that “The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The site was previously developed with two single-family homes and accessory structures and no native vegetation is proposed to be removed, is not directly adjacent to riparian habitat or wetlands, is not located in an area known to contain protected species, and will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. There would be no service impacts as no new residential uses would be allowed by the zone change request. There is no impact to the County’s inventory of timberlands as the project site was determined by the Agricultural Commission to not be suitable and an economically viable timber operation was never achieved due to the size and elevation of the parcels.
- 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, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 The zone change from TPZ to RE-10 is consistent with General Plan Policy 2.2.5.3 as the proposal was reviewed against the 19 specific criteria and found to be consistent with applicable criteria such as important timber production areas, adequacy of public services and infrastructure, and existing land use pattern.
- 2.2 The proposed conversion of timberland production use to estate residential use is consistent with policies 2.2.5.3 (19 rezone criteria), and 8.3.1.3 (Suitability for Timber Lands) of the El Dorado County General Plan, as discussed in the General Plan section of the staff report.
- 2.3 The proposed zone change to RE-10 is consistent with the existing land use designation of Rural Residential.

3.0 ZONING FINDINGS

- 3.1 The subject parcels are consistent with the development standards for the proposed RE-10 Zone District. Specifically, Ordinance Section 17.70.110 (A) specifies a minimum parcel size of ten acres and Ordinance Section 17.14.120 allows parcel size exceptions for parcels smaller than ten acres.