

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 project.
- 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 wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the California Department of Fish and Game (CDFG). The project is subject to the CDFG environmental filing fee of \$1,800 and a \$50 El Dorado County processing fee based on CDFG Code Section 711.4 and Senate Bill 1535.
- 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.

2.0 ADMINISTRATIVE FINDINGS

- 2.1 The proposed rezone, planned development, and parcel map 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) Zone District.

3.0 PLANNED DEVELOPMENT FINDINGS

3.1 That the Planned Development Zone request is consistent with the General Plan;

The proposed zone change would rezone the property from Limited Multifamily Residential- Design Control-Airport Safety District (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety District (R2-PD-AA). The zone change is required due to the project location within Safety Zone 3 of the Cameron Park Airport.

3.2 That the proposed development is so designed to provide a desirable environment within its own boundaries;

The project has been designed to minimize impacts to the oak canopy which would enhance the onsite natural features. Additionally, the required open space has been provided which would provide recreational areas for the project.

3.3 That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

The project is consistent with the development standards of the R2 Zone District. However, a design waiver has been submitted to reduce the onsite driveway width from 24 feet to 21 feet. This would minimize the potential negative impacts to the existing oak canopy.

3.4 That the site is physically suited for the proposed uses;

The project is relatively flat and would require a moderate amount of grading. The project site has approximately 44 percent oak canopy coverage. As discussed in the General Plan section above, the project would be consistent with the retention and replacement provisions of General Plan Policy 7.4.4.4.

3.5 That adequate services are available for the proposed uses; including, but not limited to, water supply, sewage disposal, roads and utilities;

EID has determined that adequate public water and sewer facilities services are available to serve the development.

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

The prominent natural feature on the project site is a large oak cluster located adjacent to Cambridge Road. The project has been designed to avoid negatively impacting the oak.

4.0 Tentative Map Findings

4.1 The proposal conforms to the County's zoning regulations and Minor Land Division Ordinance;

The proposed parcels and open space areas are consistent with applicable General Plan Policies and the development standards of the R2 Zone District.

4.2 The site is physically suitable for the proposed type and density of development;

The proposed density is consistent within the Multifamily Residential (MFR) land use designation. The required oak canopy removal would be consistent with the retention and replacement provisions of the General Plan.

4.3 The design of the division or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

The required site improvements will not cause significant impacts to the environment or wildlife. As determined by the Biological Survey and Arborist Reports, the project would not result in significant environmental impacts.

5.0 Design Waiver Findings

5.1 There are special conditions or circumstances peculiar to the property proposed to be subdivided which would justify the waiver,

A natural grade exists along the project frontage and the frontage of the northerly parcel. Construction of a six foot sidewalk would increase the amount of grading and negative impact to oak canopy in the project area. The reduced sidewalk width would provide pedestrian access while limited the environmental impact to the area.

5.2 Strict application of the design or improvement requirements of this chapter would cause extraordinary and unnecessary hardship in developing the property,

The construction of a six-foot wide sidewalk would reduce extensive grading, the construction of retaining walls, and negative impacts to oak canopy. The six foot sidewalk would impose a significant financial burden as well as require additional mitigation measures for the impacted oak canopy.

5.3 The waiver would not be injurious to adjacent properties or detrimental to the health, safety, convenience and welfare of the public,

No sidewalks currently exist along the project frontage or in the project vicinity. The four-foot sidewalk would provide an overall benefit to the adjacent properties providing pedestrian access south to the Cameron Park Lake access.

5.4 The waiver would not have the effect of nullifying the objectives of this article or any other law or ordinance applicable to the subdivision.

The construction of a four-foot wide sidewalk would be consistent with the General Plan requirements for new development and would be consistent with the Design and Improvement Standards Manual.

