

**Z07-0001** – As recommended by the Planning Commission October 25, 2007

## **Findings**

### **1.0 CEQA**

- 1.1 El Dorado County has considered the Initial Study/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 documents and other materials which is constitutes the record 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**

#### **2.1.2 General Plan**

The El Dorado County General Plan classifies project site to be within the Rural Region planning concept area. This region is characterized by the existence of natural resource, various physical site constraints, and limited availability of infrastructure. The Rural Residential (RR) land use identification for the site is consistent with the planning concept area designation. Given the historical agricultural and mining uses and site limitation, the site corresponds to the characterization based on the General Plan.

The proposed zone change to Residential Estate 10 acre minimum/ Planned Development overlay (RE-10/PD) conforms to the land use map designation and has been verified for conformance to applicable General Plan policies including Land Use Element Policies 2.2.5.2, 2.2.5.3, 2.2.2.7 and Agricultural and Forestry Element Policies 8.1.1.5, 8.1.3.5 and 8.1.2.2. Specific development of the site shall be further reviewed against various policies including project density and intensity, consistency with the surrounding uses, site, circulation and utility layout, and preservation of natural and cultural resources.

### **2.1.3 Zoning**

Though the current MR designation is consistent with the Rural Residential Land Use Designation, the mining of the site is no longer operational and the remaining resources are not considered economically viable. As such, the proposed request to change the underlying land use zoning designation to RE-10/PD shall establish an appropriate designation that would accommodate various uses ranging from residential to limited agricultural consistent with the existing uses in the area. The subsequent development of the site shall require conformance to the applicable development standards regulated under Section 17.70.010 (Residential Estate-10 Districts) and Chapters 17.02 and 17.04 of the El Dorado County Zoning Ordinance. Deviations from specific development standards shall be considered subject to the required findings of justification.