

Findings

1.0 CEQA

El Dorado County prepared an Initial Study in evaluation of potential environmental impacts. A Negative Declaration has been determined given that there is no substantial evidence contained in the project record that would indicate that this project has the potential to significantly degrade the quality of the environment. The negative declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.

The documents and other materials which constitute 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 General Plan

The project site is within the Shingle Springs Community Region planning concept area of the county and has a land use designation of Medium Density Residential. This designation anticipates residential development with a density range of one dwelling units per one to five acres. The proposed zone change to One-Acre Residential (R1A) is consistent with Medium Density Residential. The rezone has been evaluated for conformance to applicable General Plan policies including Land Use Element Policies 2.2.5.2, 2.2.5.3 and Public Services and Utilities Element Policies 5.2.1.3 and 5.2.1.4. Future development of the site shall be further reviewed for consistency with applicable policies including project density and intensity, consistency with the surrounding uses, site, circulation and utility layout, and preservation of natural and cultural resources.

2.2 Zoning

The project site is currently zoned Estate Residential 5-acre minimum which is consistent with the Medium Density Residential land use designation. The zone change to One-Acre Residential (R1A) would be consistent with land use designation and anticipated residential development. Subsequent development of the site shall require conformance to the applicable development standards regulated under Chapter 17.28 Section II of the El Dorado County Zoning Ordinance.