

A08-0001/OR08-0001/Mixed Use Development – As recommended by the Planning Commission on June 11, 2009

Findings

1.0 CEQA FINDINGS

1.1 Pursuant to Public Resources Code 21083.3 and State CEQA Guidelines Section 15177, the County has determined that the project is within the scope of the General Plan EIR, adopted July 2004 and the Supplemental EIR adopted July 10, 2007. Therefore, the initial study that was prepared only looked at issues specific and unique to the General Plan and Zoning Ordinance Mixed-Use Amendment and current setting conditions, and did not re-evaluate issues adequately addressed in the previous General Plan EIR or Supplemental EIR completed for the Floor Area Ratio Amendment adopted on July 10, 2007.

1.1.1 The policy amendment would not degrade the quality of the environment, reduce habitat, threaten plant or animal communities or eliminate important examples of California history or prehistory; and

1.1.2 The policy amendment would not have a significant impact related to aesthetics, air quality, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, population/housing, public services, traffic/transportation, or utilities/service systems beyond what was analyzed in the General Plan EIR and subsequent FAR Supplemental EIR; and

1.1.3 The policy amendment would not have environmental effects that would cause substantial adverse impacts on people either directly or indirectly.

1.2 The proposed amendment does not create any new or changed impacts from that analyzed in the 2004 General Plan EIR and Supplemental EIR (A06-0002); and in the County's judgment the County's General Plan EIR and the Negative Declaration is adequate for approval of this project.

1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN AND ZONING ORDINANCE FINDINGS

2.1 The proposed amendments will provide greater opportunity for development of affordable housing, encourage infill development within Community Regions and Rural Centers, and assist in meeting State Housing Element Law requirements, thereby meeting the provisions of General Plan policies HO-1.2, adequate supply of suitable sites that are properly located based on environmental constraints, community facilities, and adequate public services; HO-1.5, direct higher density residential development to Community Regions and Rural Centers; HO-1.8, encourage mixed-use projects where housing is provided in conjunction with compatible nonresidential uses; HO-1.16, minimize

discretionary review for affordable housing; and 6.7.4.1, reduce automobile dependency by permitting mixed land use patterns.

- 2.2 All other policies relating to new development requiring adequate transportation improvements, infrastructure, public services, and protection of natural resource still