

**Findings**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings should be made:

**FINDINGS FOR APPROVAL**

**1.0 CEQA FINDINGS**

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA and is adequate for this proposal.
- 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 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 proposed Rezone from R1A to PA is consistent with all applicable policies of the General Plan including 2.2.1.2 (land use type and density), 2.2.5.21 (land use compatibility), 5.7.1.1 (fire protection), 7.3.3.4 (Wetlands) and 8.1.1.5 (Agricultural Parcels) because the PA zone district is consistent with LDR, existing and proposed land use pattern adjacent to the site, the current availability of supporting utilities and infrastructure, proximity to emergency responders, the project's avoidance of existing wetlands, and the County's intent to maintain parcels with choice agricultural soils in agricultural production. A rezone to Planned Agricultural (PA) will allow the property to be consistent with the proposed General Plan designation of Low Density Residential and Table 2-4 of the General Plan.
- 2.2 Pursuant to General Plan Policy 2.2.5.3, the County has evaluated the subject rezoning request based on the General Plan's general direction as to minimum parcel size or maximum allowable density and to assess whether changes in conditions are present that would support a higher density or intensity zoning district. The 19 specific criteria found within General Plan Policy 2.2.5.3 have been analyzed with regards to the above-referenced zone change request. Based on this analysis and the conclusions reached in the staff report, the site is found to be suitable to support the proposed density and use.

### **3.0 ZONING FINDINGS**

- 3.1 The proposed project is consistent with the El Dorado County Zoning Ordinance Section 17.36.150 for development standards and the minimum parcel size of 20 acres within Section 17.36.160.