

Findings

1.0 CEQA FINDINGS

- 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 proposal.
- 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, 95667.

2.0 ADMINISTRATIVE FINDINGS

- 2.1 **That the proposed tentative map and rezone is consistent with applicable general and specific plans;**

The proposed rezone and parcel map conform to the General Plan, because the proposed rezone from Estate Residential Five-acre (RE-5) to One-family Residential (R1A) would be consistent within the Medium Density Residential (MDR) land use designation.

- 2.2 **The proposed rezone and parcel map are consistent with the Zoning Ordinance**

The proposed parcel sizes are consistent within the RE-5 and R1A zone districts.

3.0 TENTATIVE MAP FINDINGS

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

The Department of Transportation and the El Dorado Hills Fire Department have reviewed the existing road conditions and have determined that the proposed improvements would provide adequate access. Adequate public water and sewer services exist that would be sufficient to serve the project.

The proposed parcels provide adequate area to meet the development standards of the One-family Residential (R1A) and Estate Residential Five-acre (RE-5) zone districts.

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

The project site has been previously developed with residential development. The project would create two residential parcels. The project would be consistent with the density requirements of the Medium Density Residential (MDR) land use designation and consistent with the development standards of the R1A and RE-5 zoning districts.

3.4 That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat;

The project site has been previously developed with residential structures. No site development would occur in conjunction with the project. No riparian areas would be disturbed nor will any special status species be affected as part of the project.