

**Findings**

**1.0 CEQA FINDING**

- 1.1 The County has considered the negative declaration together with the comments received and considered during the public hearing 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 The proposed project could not have a significant effect on the environment.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.

**2.0 GENERAL PLAN FINDINGS**

- 2.1 The proposed use is consistent with the policies of the 2004 El Dorado County General Plan, as discussed in the General Plan section of this staff report including Policies 2.2.1.2, Consistency with Commercial Land Use Designation; 2.2.1.3, Development Within Rural Centers; 2.2.5.5, Suitability; 5.1.2.1 and 5.1.2.3, Adequacy of Public Services and Utilities; 5.8.1.1; Affect on School Districts, 7.3.2.2; Erosion Control; Goal TC-X, Traffic Impacts; 2.1.2.3, Consistency with Existing Land Use Pattern; and 7.4.4.4, Protection of Oak Woodlands.

**3.0 ZONING FINDINGS**

- 3.1 The rezone is found to comply with the requirements of Chapter 17.06, and the proposed project is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.
- 3.2 The site is physically suitable for commercial development based on availability of public water, access onto a County road, septic capability, and lack of significant site constraints within the developable areas of the site.