

ATTACHMENT 1

FINDINGS

**General Plan Amendment A11-0003/Rezone Z11-0004/
Planned Development PD11-0002/Parcel Map P11-0003/Green Valley Center
Board of Supervisors/February 26, 2013**

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 can be made pursuant to *Section 66472.1* of the *California Government Code*:

1.0 CEQA FINDINGS

- 1.1 Staff has prepared an Initial Study to determine if the proposed project would have a significant effect on the environment. Supporting project information was analyzed in this Initial Study. The Initial Study and Negative Declaration concluded that project would pose less than significant impacts on the environment.
- 1.2 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 2850 Fairlane Court Placerville, CA 95667.

2.0 GENERAL PLAN AND ZONING FINDINGS

2.1 General Plan

The project site is within the El Dorado Hills Community Region area of the county and has a land use designation of High Density Residential in the adopted General Plan. The project proposes to change the land use to Commercial, where similar land uses and public infrastructure currently exists along a major arterial county road, Green Valley Road. The proposed Commercial land use change would facilitate commercial development consistent with the uses in the proposed Commercial zone. The rezone has been evaluated for conformance to applicable General Plan policies including Land Use Element Policies 2.2.5.2 (General Plan Consistency), 2.2.5.3 (Rezoning), 2.2.3.1 (Planned Development), and Public Services and Utilities Element Policies 5.2.1.3 and 5.2.1.4 (Connection to Public Water Service in Community Region). Subject to a Development Plan application, future development of the site shall be further reviewed for consistency with applicable policies including project intensity, compatibility with the surrounding uses, site and architectural designs, and utilities and infrastructures layout, and effects to the environment.

2.2 Zoning

The project would rezone the site to Commercial with a Planned Development overlay (C-PD) consistent with the proposed Commercial land use. Future uses of the site would be reviewed for conformance with the Commercial zone district under Chapter 17.32.I of the Zoning Ordinance and applicable development standards of the ordinance. The Planned Development overlay would require a Planned Development Permit in order to

establish a Development Plan. The future development of the site will be further evaluated for consistency with applicable policies including project intensity, compatibility with the surrounding uses, site and architectural designs, and utilities and infrastructures layout, and effects to the environment. Applicable standards and conditions would be imposed to ensure orderly development of the site and environmental mitigation measures would be required to mitigate the identified environmental effects to less than significant.

3.0 PLANNED DEVELOPMENT AND PARCEL MAP FINDINGS

- 3.1 The design and scale of the proposed 28,615 square foot commercial development project was not appropriate at this location.
- 3.2 The proposed project would result in potentially worsening the existing traffic and circulation infrastructure in the area and pose safety concern to the immediate neighborhood.