

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 can be made:

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 proposed General Plan Amendment project, will not have a significant effect on the environment. The impacts on natural resources were examined by an Initial Study that recommends approval of a Negative Declaration, that tiered off information contained in the El Dorado County General Plan EIR, (EDAW, May 2003). The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 General Plan Findings

- 2.1 The project is consistent with the intent of General Plan Policies 2.1.2.1 (Rural Center boundaries), 2.1.2.2 (Rural Center definition), 2.1.2.3 (Rural Center purpose), .2.5.21 (compatibility with surroundings), 5.1.2.1 (adequate utilities), 5.2.1.2 and 5.7.1.1 (adequate emergency water and related facilities), 6.2.3.2 (adequate access), 7.4.4.1 (rare plants), 7.4.4.4 (oak canopy), 8.1.3.1, 8.1.3.2, and 8.1.4.1 (Agricultural Commission review), because the project would have minimal impacts on visual resources, existing utilities, and on existing emergency response times. The Agricultural Commission has reviewed the project, found no conflicts with agriculture, and has recommended approval. There are adequate services to facilitate the site, such as water, power and solid waste. The project provides residential opportunities within the Georgetown Rural Center area.
- 2.2 The change in the land use designation provides consistency with the existing zoning and is consistent with the objectives of Rural Center Planning Concept Area and General Plan Policy 2.2.5.2. The change in land use designation from Open Space to Low Density Residential and can be found to be consistent with General Plan objectives and policies. The parcel is located within the Georgetown Rural Center, is surrounded on all sides by Low Density Residential (LDR) land use designations and meets the General Plan LDR description. Support utilities and infrastructure are currently available at the site.