

Findings

1.0 CEQA FINDINGS

El Dorado County prepared an Initial Study in evaluation of potential environmental impacts. A Negative Declaration has been determined given that there is no substantial evidence contained in the project record that would indicate that this project has the potential to significantly degrade the quality of the environment. The negative declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.

The documents and other materials which constitute the record upon which this decision is based are in the custody of the Development Services Department-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

The project site is within the El Dorado Hills Community Region planning concept area of the county and has a land use designation of Commercial under the adopted El Dorado Hills Specific Plan and General Plan. This land use designation anticipates commercial development. The proposed zone change to Commercial-Planned Development (C-PD) is consistent with these land use designations. The rezone has been evaluated for conformance to applicable General Plan policies including Land Use Element Policies 2.2.5.2, 2.2.5.3, 2.2.3.1, 2.2.6.1, 2.2.6.2 and Public Services and Utilities Element Policies 5.2.1.3 and 5.2.1.4. Future development of the site shall be further reviewed for consistency with applicable policies including project intensity, consistency with the surrounding uses, site, architectural designs, circulation and utility layout, and preservation of natural and cultural resources.

2.2 Zoning

The project site is currently zoned One-Family Residential which is inconsistent with the underlying Commercial land use designation in EDHSP and General Plan. The zone change to Commercial would be consistent with land use designation and anticipated commercial development. The Planned Development (-PD overlay) would require future development be reviewed for conformance to applicable development and design standards.