

Findings

CEQA FINDING

- 1.1 El Dorado County has considered the Negative Declaration together with 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 wetland, watercourses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91) is applicable.
- 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.

GENERAL PLAN FINDINGS

2. The rezone to Commercial-Planned Development would make the zone district designation compatible the Commercial land use designation.

The rezone would meet the intentions of Policies 2.1.2.1, 2.1.2.3 and 2.2.1.2 as it would allow uses directed to be located within a Rural Center and have the potential to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.
- 2.3 The rezone would meet the intentions of Policy 2.2.5.2 because the establishment of a new zone designation of Commercial (C) and the ensuing uses it allows is consistent with the allowed uses intended by the Commercial (C) land use designation.
- 2.4 The rezone would meet the intentions of Policy 2.2.5.3 because the location in a Rural Center, the current availability of supporting utilities and infrastructure, the easy access for emergency responders, and the potential for other surrounding commercial opportunities have determined that the site is appropriate for commercial development.

- 2.4 The rezone would meet the intentions of Policy 7.3.3.4 because Perry Creek is outside the northernmost parcel boundary and any future development plan that proposed development near that area would be analyzed for its potential impacts to that stream and said setbacks would be applied if applicable.
- 2.5 The rezone would meet the intentions of Policy 7.4.4.4 because all existing trees are located in the down-sloping rear, northern portion of the parcel, and future development permits will be looked at for the impacts to existing tree canopy when they are submitted.
- 2.6 The rezone would meet the intentions of Policy 8.1.1.5 because the 2.58-acre parcel has choice soils that are mapped only on the front approximately one-acre portion of the parcel which is much smaller in size than the typical size of concern for land to be considered for agricultural zoning designation.