

## **FINDINGS**

### **General Plan Amendment A18-0001/Rezone Z18-0001/Bado Planning Commission/August 23, 2018**

#### **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 Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this project.
- 1.2 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA, 95667.

#### **2.0 GENERAL PLAN FINDINGS**

##### **2.1 The project is consistent with General Plan Policy 2.2.1.2.**

The Medium Density Residential (MDR) land use designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. The maximum allowable density for this designation is one dwelling unit1.0 acre. This designation is considered appropriate only within Community Regions and Rural centers.

Rationale: The subject parcel is within the Georgetown rural center. Surrounding uses are Medium Density Residential (MDR), Low Density Residential (LDR), Multifamily Residential (MFR), and Commercial (C). The conversion from C to MDR would be consistent with surrounding designations and General Plan Policy 2.2.1.2.

##### **2.2 The project is consistent with General Plan Policy 2.2.5.2.**

This policy requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: Staff has prepared this section on General Plan findings to determine consistency with the policies of the General Plan.

**2.3 The project is consistent with General Plan Policy 2.2.5.3.**

This policy requires the County to evaluate future rezoning based on: (1) The General Plan's direction as to minimum parcel size or maximum allowable density; and (2) Changes in conditions that would support a higher density or intensity zoning district. The following criteria are used to evaluate any rezoning that would either increase residential density or support a more intense use of the land.

Rationale: The proposed conversion from Commercial to Medium Density Residential would reduce the total development capability, and decrease land use intensity.

**2.4 The project is consistent with General Plan Policy 5.1.2.1.**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: Public water is available for service to the site, septic capability has been reviewed. The project as proposed would not generate an increase in solid waste, any future development would be required to comply with county recycling standards and follow CalGreen requirements during operation.

**2.5 The project is consistent with General Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The site is currently served by Georgetown FPD for fire protection. The Georgetown FPD did not provide any comments or concerns on the project after their review. Public water would serve the project site.

**2.6 The project is consistent with General Plan Policy 6.2.3.2.**

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: No access improvements or changes to site access are proposed as part of the project. An encroachment permit would be required for future improvements or access to Highway 139. The project is in compliance with the General Plan Policy.

### **3.0 ZONING FINDINGS**

#### **3.1 The project is consistent with Title 130.**

The One-acre Residential (R1A) is used to create a more dispersed suburban residential character to an area by providing for and regulating medium density residential development at the highest range of one dwelling unit per acre. This zone is applicable to lands designated as Medium Density Residential (MDR) in the General Plan.

Rationale: The project has been analyzed in accordance with Zoning Ordinance Section 130.24.030 (Development Standards) for minimum lot size, dimensions, and height and building setbacks. Setbacks for residential structures must be a minimum of 30 feet from front lot line, 15 feet from side lot lines, and 30 feet from rear lot lines, with a maximum height of 45 feet. The existing lot at 1.41 meets the minimum lot size of 1 acre, and the minimum lot width of 100 feet. The project does not propose any construction. Any future development would be required to comply with the above development standards for the zone