

Findings

1.0 CEQA FINDING

- 1.1 The County has considered the negative declaration together with the comments received and considered during the public hearing 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 The proposed project could not have a significant effect on the environment.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The proposed use is consistent with the policies of the 2004 El Dorado County General Plan, as discussed in the General Plan section of this staff report including Policies 2.2.1.2, Consistency with Multifamily Land Use Designation; 2.2.5.3, evaluation of zone changes; 5.1.2.1 and 5.1.2.3, Adequacy of Public Services and Utilities; 5.3.1.1; access to public sewer and water, 5.8.1.1; affect on school districts; 5.1.2.2, adequacy of emergency response; Goal TC-X, Traffic Impacts; 7.3.2.2, erosion control; and 7.4.4.4, Protection of Oak Woodlands. Amending the land use designation to Multifamily Residential is found to be in the public interest.

3.0 ZONING FINDINGS

- 3.1 The rezone is found to comply with the requirements of Chapter 17.06, and the proposed project is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.
- 3.2 A rezone to Multifamily Residential will allow the property to be consistent with the parcels Multifamily Residential General Plan land use designation.
- 3.3 The site is physically suitable for multifamily residential development based on availability of public water and sewer, access onto a County road, lack of significant site constraints within the developable areas of the site, and is consistent with the development standards of the Multifamily (RM) zone district.
- 3.4 The rezone will meet the intentions of Policy 2.2.5.2 because the establishment of a new zone designation of Multifamily Residential-Design Control (RM-DC) and the ensuing uses it allows is consistent with the allowed uses intended by the Multifamily Residential (MFR) land use designation.