

FINDINGS

General Plan Amendment GPA19-0001/Rezone Z19-0003 Planning Commission/July 11, 2019

1.0 CEQA FINDINGS

- 1.1 The project has been found to be in compliance with the requirements of California Environmental Quality Act (CEQA) pursuant to Section 15168 (Program EIR), because the project activity is within the scope of the program approved Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU) EIR that was certified by the Board of Supervisors on December 15, 2015 (Legistar File 11-0356)¹. No subsequent EIR is required for project GPA19-0001/Rezone Z19-0003, because the General Plan Land Use Map revisions and parcel-specific rezone changes were due to mapping errors that were inaccurately documented after the TGPA/ZOU Program EIR certification. The proposed general plan amendment and parcel-specific rezones will not result in any new significant impacts that were not previously analyzed in the TGPA/ZOU Program EIR; therefore no further CEQA environmental analysis is required. No new California Department of Fish and Wildlife fee is required, because an EIR was previously prepared for the TGPA/ZOU Project (State Clearinghouse Number SCH #2012052074).
- 1.2 The documents and other materials that 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 proposed General Plan Amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
- 2.2 The potential impacts of the proposed project have been assessed and determined not to be detrimental to the public health, safety, or welfare. The proposed general plan amendment and parcel-specific rezones will fix mapping errors that resulted from the Zoning Ordinance Update as part of the TGPA-ZOU project, certified by the Board of Supervisors on December 15, 2015 (Legistar File 11-0356).

¹ Final Program Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update.
<https://eldorado.legistar.com/LegislationDetail.aspx?ID=2534630&GUID=349481A7-0533-4DEC-99C3-7CC9B82A8959>

3.0 ZONING FINDINGS

3.1 The project is consistent with Title 130.

The proposed 25 parcel-specific rezones have been analyzed for consistency with their individual proposed zoning districts. The rezone project will bring forward consistency between the General Plan Land Use Map and the Zoning District Map. The existing 25 parcels that are subject to rezone via the approval of this project meet the minimum lot size and minimum lot width per individual zone. The project does not propose any construction. Any future development would be required to comply with the development standards for the proposed zoning designation, including building setbacks and height requirements.