

Findings

1.0 CEQA

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The Mitigated 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 Through feasible conditions and mitigation placed upon the project, significant impacts on the environment relating to Biological Resources have been eliminated or reduced to less than significant.
- 1.3 The document 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.
- 1.4 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.

2.0 ADMINISTRATIVE

2.1 General Plan

The project is in conformance with the Low Density Residential land use designation of the site as specified on the General Plan Land Use Map. The project has been designed in compliance with land use policies of the General Plan including Biological Resource, Commercial Development Standards, Circulation /Transportation, Air Quality, Noise, and Public Utilities.

2.2 Zoning Ordinance

The request is for a zone change from Limited Multifamily Residential-Planned Development (R2-PD) to Estate Residential Five-acre (RE-5). Pursuant to Section 17.28.200 Development Standards the proposed development is found to be consistent with the General Plan and will not be detrimental to the public health, safety, and welfare nor injurious to the neighborhood with the adoption of the conditions of approval, Attachment 1 and mitigation measures.

3.0 Special Use Permit

3.1 *The issuance of the permit is consistent with the General Plan.*

This project meets the intent of the General Plan because the proposed development supports the intent of the uses allowed within the Low Density residential (LDR) land use designation and applicable Land Use Element General Plan policies identified and discussed in the staff report.

3.2 *The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.*

Based on comments received from public agencies, citizens' groups, and impacted neighbors discussed in the staff report, staff finds that the project will not be detrimental to the public health, safety and welfare, nor injurious to the neighborhood with the adoption of conditions of approval and mitigation measures.

3.3 *The proposed use is specifically permitted by special use permit pursuant to this Title.*

As discussed in the Zoning Code section of this staff report, the proposed development is allowed upon approval of a special use permit.