

Findings

1.0 CEQA FINDING

- 1.1 The proposed General Plan policy amendment will not create any new or changed environmental impacts from those identified in the 2004 General Plan Environmental Impact Report, therefore the project is exempt from CEQA pursuant to State CEQA Guidelines §15061(b)(3).

2.0 GENERAL PLAN FINDINGS

- 2.1 The project 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 5.1.2.1 and 5.1.2.3, Adequacy of Public Services and Utilities; 5.8.1.1; Affect on School Districts, 7.3.2.2; Erosion Control; 2.1.2.3, and 2.2.5.21; Consistency with Existing and Future Land Use Pattern, the amendment would change the use from Commercial to Residential and therefore would be consistent with current surrounding uses and compatible with potentially future commercial development as long as project is design in a manner to avoid incompatibility.

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 The site is physically suitable for residential development at this time based on availability of public water, access onto a County road, septic capability, and lack of significant site constraints within the developable areas of the site. However, residential development may preclude future commercial development in the area as projected by the General Plan.