

FINDINGS

General Plan Amendment A16-0004/Rezone Z16-0011/Dowler Planning Commission/December 14, 2017

Findings

1.0 CEQA FINDINGS

- 1.1 CEQA does not apply to this project pursuant to Section 15061, “Review for Exemption,” which states in subsection (b)(3) that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Since it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the project is covered by the General Rule and therefore the activity is not subject to CEQA.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Community Development Services – Planning and Building Department at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The proposed amendment of the land use designation from High-Density Residential (HDR) to Commercial (C) is consistent with General Plan Policy 2.1.1.2 where development which combine commercial and residential uses are considered appropriate for Rural Centers. The parcel will continue to be accessed from Main Street, which is identified as a 2-Lane Regional Road according to the Circulation Map for the El Dorado County General Plan. The proposed mix of commercial and single-family residential use on the parcel is consistent with the commercial and single-family residential uses on Main Street.
- 2.2 The proposal is consistent with General Plan 2.2.5.3 where the proposed re-designation meets the allowable density under the Commercial land use, where the maximum of 10 units per acre in Rural Centers for parcels in the Commercial land use designation is met by the parcel which will maintain the roughly 1 unit per acre, in compliance with the allowable maximum.

The proposal also requires evaluation of any rezoning that would support a higher density or intensity zoning district and is consistent with the criteria listed:

- The proposal will continue to be served by and not increase the intensity of use relative to existing public water system services;
- The proposal will not have an increased use of single-family residential uses so the rezone will not require additional school capacity;
- The proposal will continue to be located in proximity to the nearest fire hydrant and fire stations;

- No grading or construction is proposed and existing infrastructure will remain on site;
- All existing trees will remain and will not be adversely affected; and
- The proposal will continue to be served by and accessed directly off of a public and County-maintained road.

3.0 ZONING FINDINGS

- 3.1 The proposed rezone is consistent with the El Dorado County Zoning Ordinance designation of Commercial, Limited (CL) as the proposed use is in compliance with Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) and Table 130.22.030 (Commercial Zones Development Standards). In addition, the current development consists of on-site parking that is consistent with the parking requirements for existing uses under Section 13.050.030.1 (Schedule of Off-Street Vehicle Parking Requirements).