

Findings

1.0 CEQA FINDINGS

- 1.1 Staff has prepared an Initial Study to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared in compliance with Section 15070(a) of the CEQA Guidelines.
- 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 Commercial to High Density Residential is consistent General Plan Policy 2.1.1.2 where development of a single-family residential use is appropriate for suburban-type development in a Community Region in terms of availability of infrastructure, public services, and major transportation corridors. The parcel will continue to be accessed from Blanchard Road, which is identified as a Major 2-lane Regional Road according to the Circulation Map for the El Dorado County General Plan. South of Motherlode Drive, Blanchard Road consists primarily of single-family residential uses and a church and civic use to the west. The proposed single-family residential use of the property is consistent with the largely single-family residential uses on Blanchard Road.
- 2.2 The proposal is consistent with General Plan Policy 2.2.5.3 where the proposed rezoning meets the 1 to 5 units per acre range identified for High Density Residential as stated in Table 2-2 (Land Use Densities and Residential Population Ranges Table). The proposal is consistent with the allowable residential structure type of detached dwellings appropriate in Community Regions.

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 continue to be served by and not increase the intensity of use relative to the existing public sewer system;
- The proposal will have a minor increase in residential use by one single-family dwelling and 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 Single-unit Residential as the proposed use is in compliance with Section 130.24.020 (Residential Zone Use Matrix) and Section 130.24.030 (Residential Zones Development Standards). In addition, the current development consists of on-site parking that is consistent with the parking requirements for detached single dwelling units under Section 13.050.030.1 (Schedule of Off-Street Vehicle Parking Requirements).