

Findings

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment of the County and has been completed in compliance with CEQA and is adequate for this proposal. The project will not affect wetlands, water courses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption (DFG 753.5-5/91 is applicable.
- 1.2 The County finds that through feasible conditions placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 General Plan Findings

- 2.1 As proposed, the project is consistent with the Research and Development (R & D) land use designation of the subject site as defined by General Plan Policy 2.2.1.2 because the R & D land use designation specifically includes office use as a compatible use.
- 2.2 The proposal is consistent with the intent of General Plan Policies 2.2.3.1, 2.2.5.2, 2.8.1.1, TC-Xf, TC-5b, 5.1.2.1, 7.3.5.1, 7.3.5.2, 7.4.4.2, 9.1.2.4. and 9.1.2.8 concerning the requirement for a planned development request, the floor/area ratio, lighting glare, traffic impacts, landscaping, and the inclusions of provisions that promote non-vehicular travel. Because of the project's provisions of adequate access, site design and attention to architectural design features that fit within the context of the surrounding uses, it is consistent with the General Plan policies identified above.

3.0 Zoning Findings

- 3.1 The project is consistent with the El Dorado County Zoning Ordinance designation of Research and Development because the proposed office use is permitted pursuant to section 17.35.020©.

The project, as proposed and conditioned, and along with the zone change to Research and Development-Planned Development, are consistent with the El Dorado County Zoning Ordinance Development Standards because the five parcels ranging in size from 11,866 square feet to 26,158 square feet are being addressed with a planned development application and the proposed buildings meet the development standards pursuant to section 17.35.

4.0 ADMINSTRATIVE FINDINGS

Planned Development PD05-0017 Findings

Issuance of a planned development (PD05-0017) for a commercial office park with five office buildings, landscaping, lighting, signage and parking.

- 4.1.2 The planned development request is consistent with the General Plan because the application is for a professional office park, being developed in a campus like setting as required by the General Plan.

The proposed development is so designed to provide a desirable environment within its own boundaries providing outdoor landscaping, lighting, pedestrian traffic, and subdued design features which will enhance the environment for the tenants within the business park; therefore, it can be found that the proposed development will provide a desirable environment within its own boundaries.

- 4.1.4 The project is being developed or conditioned to comply with all County code requirements. No exceptions are being requested.
4. .5 That the site is physically suited for the proposed uses since it is located within a business park environment; therefore, it can be found that the site is suited for the office development.
4. .6 All required utilities are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.
- 4.1.7 That the proposed uses do not significantly detract from the natural land and scenic values of the site since it devoid of trees and shrubs and has previously been mass graded and the proposal will provide the required landscaping, enhancing the natural environment.
4. .8 The proposed project, including design and improvements, is consistent with the General Plan policies and land use map since it is for a professional office park, being developed in a campus like setting as required by the General Plan. As required by the R&D Zone District, a planned development has been applied for, to allow for the creation of parcels less than two acres in size.
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Parcel Map P05-0019 Findings

Issuance of a parcel map (P05-0019) to subdivide a 2.001-acre research and development parcel into five parcels ranging in size from 11,866 to 26,158 square feet.

- 4.2.2 The proposed parcel map does conform to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance because the project site has been evaluated in accordance with the R&D development regulations and it has been found that the project complies with the minimum design standards, as conditioned.

The site is physically suitable for the proposed type and density of development because the site is located within a business park, and it can be found that the site is suited for the office development.

- 4.2.4 The proposed parcel map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The parcel map is an administrative document to allow the individual ownership of buildings within the development. No environmental impacts will be created by the parcel map. An Initial Study has been prepared in accordance with the CEQA Guidelines and it can be found that there would be no impact significant impact on fish or wildlife or their habitat from the project.

- 4.2.5 The design of the parcel map is not likely to cause serious public health hazards. The proposed parcel map would not create an undue negative impact upon the business park. It can be found that the improvements would not be detrimental to the public health, safety and welfare or injurious to the business park because the surrounding infrastructure is in that can support it.