

**Findings**

**1.0 CEQA Findings**

- 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, impacts on the environment relating to noise have been eliminated or substantially mitigated.
- 1.3 A de minimis finding on the project's effect on fish and wildlife resources cannot be made, therefore, the project is subject to the payment of State Fish and Game fees pursuant to State Legislation (California Fish and Game Code Section 711.4).
- 1.4 The documents 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.
- 1.5 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 General Plan Findings**

- 2.1 The proposed manufacturing and testing use is consistent with the Research and Development land use designation of the 2004 General Plan.
- 2.2 The proposed project, including occasional helicopter test flights is consistent with the applicable policies of the General Plan relating to land use, floor area ratio standards, and noise, by implementing trip reduction measures and maintaining flight paths over non-populated areas.

### **3.0 Zoning Findings**

- 3.1 The proposed use of a heliport as part of the manufacturing and testing business is authorized with approval of a special use permit by Section 17.35.025(A) of the El Dorado County Code.
- 3.2 The building and other site improvements comply with the development standards contained in Sections 17.35.030 and 17.14.170 of the El Dorado County Code.

### **4.0 Special Use Permit Findings**

- 4.1 With specific conditions applied related to flight safety and fire protection as recommended by the State Department of Transportation, Division of Aeronautics, and the El Dorado Hills Fire Department respectively, the proposed revision to the special use permit would not be detrimental to the public health, safety and welfare.
- 4.2 With the relocation of the helipad and continued maintenance of the flight path away from the adjacent residentially-zoned property to the west, the use will not be detrimental to the neighborhood.

### **5.0 Reduction in Parking Findings**

- 5.1 The increase in parking demand for the expanded facility will be for 10 new employees while 30 new spaces will be provided, meeting the intent of the parking ordinance.
- 5.2 The total of 75 parking spaces will be sufficient to support the full number of employees and customers at the site.
- 5.3 All necessary parking will be provided on site so the expanded use will not create an off-site parking problem or block fire access lanes, thereby ensuring that the reduction will not be detrimental to the public health or safety.