

**Findings**

**1.0 CEQA Findings**

- 1.1 El Dorado County has considered the negative declaration together with the comments received 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 project.
- 1.2 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 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.

**2.0 General Plan Findings**

**2.1 The project is consistent with the General Plan.**

The project would allow for an office and warehouse development which would be consistent within the Research and Development (R&D) land use designation.

The proposal is consistent with the intent of General Plan Policies 2.2.1.5, 2.2.3.1, 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.**

The proposed land uses are permitted by right within the Research and Development (R&D) zone district. The project would be consistent with the Development Standards of the R&D zone district.

## **4.0 ADMINSTRATIVE FINDINGS**

### **4.1 Planned Development Findings**

#### **4.1.2 The planned development zone request is consistent with the General Plan.**

The PD would allow land uses consistent within the R&D land use designation. The PD would be required to create parcels less than two acres within the R&D zone.

#### **4.1.3 The proposed development is so designed to provide a desirable environment within its own boundaries.**

The project has been designed to provide adequate landscaping and parking for the site. The buildings have been designed to comply with the architectural requirement within the R&D zone district.

#### **4.1.4 Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.**

The PD is required for the creation of parcels less than two aces in size. No other exceptions to the R&D zone district are required.

#### **4.1.5 The site is physically suited for the proposed uses.**

The project site is flat and would not require significant alterations to the site for development. The proposed development would be constructed on portions of the site already graded under an approved grading permit. No natural features would be negatively impacted as a result of the development.

#### **4.1.6 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.**

The project is located within the El Dorado Hills Business Park which has adequate utilities and infrastructure to service the project.

#### **4.1.7 The proposed uses do not significantly detract from the natural land and scenic values of the site.**

The proposed uses do not significantly detract from the natural land and scenic values of the site since it is devoid of native trees and shrubs.

## **4.2 Parcel Map Findings**

### **4.2.1 The proposed parcel map, including design and improvements, is consistent with the General Plan policies and land use map.**

The proposed office and warehouse uses are consistent within the R&D land use designation. The proposed size of the development would be consistent with the Floor Area Ratio allowed within the R&D land use designation. The project has been designed to comply with applicable General Plan policies.

### **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.**

Through the application of the PD, the project is consistent with the minimum parcel size requirements of the R&D zone district and is consistent with the Development Standards of the zone district. Adequate parking and landscaping would be provided. All roads and encroachments would be consistent with the County Design Manual.

### **4.2.3 The site is physically suitable for the proposed type and density of development.**

The site contains no natural features that would be impacted by the proposed type or density of development. The proposed land uses would not exceed the FAR of the R&D land use designation. The proposed office and warehouse uses would be suitable for the site.

### **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 project site is devoid of natural features. No oak canopy or riparian areas are located onsite. The site has been previously disturbed under an approved grading permit.

### **4.2.5 The design of the parcel map is not likely to cause serious public health hazards.**

The project has been designed to provide adequate circulation through the development. Encroachments onto the County roads are consistent with the Design Manual. The proposed office and warehouse land uses would not be likely to cause public hazards.