

FINDINGS

Design Review Permit DR21-0005/Barsotti Warehouse Office Planning and Building Department Director/September 15, 2021

1.0 California Environmental Quality Act (CEQA) FINDINGS

- 1.1 An Initial Study has been prepared analyzing potential environmental impacts with implementation of the project. Based on the Initial Study, impacts have been identified to be less than significant and a Negative Declaration has been prepared.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

General Plan Policy 2.2.1.2 identifies the purpose of the Industrial land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be discouraged. Industrial lands in Rural Regions may have uses which support agriculture, timber resource production, mineral extraction, or other resource utilization. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions. The parcel is located within the Shingle Springs Community Region and the Industrial land use designation is considered appropriate within Community Regions.

Rationale: The proposed use for a warehouse and office is a permitted use in the Industrial General Plan land use designation. The project is consistent with this policy.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

General Plan Policy 2.2.5.2 states that all applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approvals shall be granted unless a finding is made that the project or permit is consistent with the General Plan. In the case of General Plan amendments, such amendments can be rendered consistent with the General Plan by modifying or deleting the General Plan provisions, including both the land use map and any relevant textual policies, with which the proposed amendments would be inconsistent.

Rationale: The Design Review is consistent with applicable General Plan policies as discussed in the staff report and is consistent with this policy.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Rationale: The proposed use would be compatible with the surrounding industrial development, and would be an appropriate use within an area planned for industrial uses. The project is consistent with this policy.

2.4 The project is consistent with General Plan Policy 2.8.1.1.

General Plan Policy 2.8.1.1 requires development shall limit excess nighttime light and glare from parking area lighting, signage, and buildings. Consideration will be given to design features, namely directional shielding for street lighting, parking lot lighting, sport field lighting, and other significant light sources, that could reduce effects from nighttime lighting. In addition, consideration will be given to the use of automatic shutoffs or motion sensors for lighting features in rural areas to further reduce excess nighttime light.

Rationale: The proposed building lighting and perimeter lighting is designed to be shielded downward to minimize light pollution. There is no freestanding monument sign only address signage on the building so there would be no light pollution from signage. The project is consistent with this policy.

2.5 General Plan Policy TC-Xa does not apply.

Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely unless amended by voters:

1. Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service (LOS) F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.

Rationale: This is not applicable as the use is not a residential project and the project will not worsen traffic, as defined in General Plan Policy TC-Xe.

2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the

2004 General Plan that are allowed to operate at LOS F without first getting the voters' approval.

Rationale: This is not applicable as the project is not requesting any modifications to Table TC-2.

3. Intentionally blank (Resolution 125-2019, August 6, 2019)
4. Intentionally blank (Resolution 159-2017, October 24, 2017)
5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3rds majority vote of the people within that district.

Rationale: This is not applicable as the project is not requesting the County create an Infrastructure Financing District.

6. Intentionally blank (Resolution 159-2017, October 24, 2017)
7. Before giving approval of any kind to a residential development of five or more units or parcels of land, the County shall make the finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect public health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.

Rationale: General Plan Policy TC-Xa does not apply to the Barsotti warehouse and office project.

2.6 **General Plan Policy TC-Xb does not apply.**

To ensure that potential development in the County does not exceed available roadway capacity, the County shall:

- A. Every year prepare an annual Capital Improvement Program (CIP) specifying expenditures for roadway improvements within the next 10 years. At least every five years prepare a CIP specifying expenditures for roadway improvements within the next 20 years. Each plan shall contain identification of funding sources sufficient to develop the improvements identified;
- B. At least every five years, prepare a Traffic Impact Mitigation (TIM) Fee Program specifying roadway improvements to be completed within the next 20 years to ensure compliance with all applicable LOS and other standards in this plan; and

C. Annually monitor traffic volumes on the County's major roadway system depicted in Figure TC-1.

Rationale: This policy is not applicable as this policy refers to the county preparing a CIP, preparing a TIM Fee Program, and monitoring traffic volumes.

2.7 **General Plan Policy TC-Xc does not apply.**

2.8 **General Plan Policy TC-Xd does not apply.**

2.9 **The project is consistent with General Plan Policy TC-Xe.**

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily; or
- B. The addition of 100 or more daily trips; or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Rationale: The project, as proposed, will not worsen traffic operations and is therefore consistent with this policy. It will generate 4 peak hour trip(s) and 40 weekday trips.

2.10 **General Plan Policy TC-Xf does not apply.**

2.11 **General Plan Policy TC-Xg does not apply.**

2.12 **This project is consistent with General Plan Policy TC-Xh.**

All subdivisions shall be conditioned to pay the traffic impact fees in effect at the time a building permit is issued for any parcel created by the subdivision.

Rationale: This project will pay TIM fees at the time a building permit is issued.

Resolution 095-2020 of the Board of Supervisors of El Dorado County states, "Applicants shall pay the TIM Fee rate in effect at the time of building permit issuance or at the time of approval of an application for a change in the use of a building or property as provided in County Code Chapter 12.28 and the TIM Fee Administration Manual."

2.13 General Plan Policy TC-Xi does not apply.

The planning for the widening of U.S. Highway 50, consistent with the policies of this General Plan, shall be a priority of the County. The County shall coordinate with other affected agencies, such as the City of Folsom, the County of Sacramento, and Sacramento Area Council of Governments (SACOG) to ensure that U.S. Highway 50 capacity enhancing projects are coordinated with these agencies with the goal of delivering these projects on a schedule agreed to by related regional agencies.

Rationale: This policy is not applicable to the project as it is direction to the County to coordinate with other agencies.

2.14 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 states prior to the approval of any discretionary development, the approving authority shall make a determination of the adequacy of the public services and utilities to be impacted by that development. Where, according to the purveyor responsible for the service or utility as provided in Table 5-1, demand is determined to exceed capacity, the approval of the development shall be conditioned to require expansion of the impacted facility or service to be available concurrent with the demand, mitigated, or a finding made that a CIP project is funded and authorized which will increase service capacity.

Rationale: The El Dorado Irrigation District (EID) and El Dorado County Fire Protection District (Fire District) reviewed the project. EID issued a Facility Improvement Letter (FIL) dated October 7, 2019 outlining required improvements for connecting to public water/sewer services by EID. The FIL is considered valid for a period of three years. The applicant shall be responsible for completing all required on-site and off-site water and sewer infrastructure improvements and required documentation to the satisfaction of EID and the Fire District, including dedication of easements and demonstration of required fire flow as needed, as detailed in the FIL. If facility improvement plans are not submitted to EID within the valid period of the letter, a new FIL shall be required. These requirements have been incorporated as COA. The project is consistent with this policy.

2.15 The project is consistent with General Plan Policy 5.7.1.1.

General Plan Policy 5.7.1.1 states prior to approval of new development, the applicant will be required to demonstrate that adequate emergency water supply, storage, conveyance facilities, and access for fire protection either are or will be provided concurrent with development.

Rationale: The Fire District reviewed the project, however did not provide any conditions, therefore standard conditions would apply and review of

improvement plans would occur at time of building permit review which will ensure adequate emergency water supply, storage, conveyance, and access for fire protection, as applicable. The project is therefore consistent with this policy.

2.16 The project is consistent with General Plan Policy 7.4.2.8.

General Plan Policy 7.4.2.8 states site-specific biological resources technical report will be required to determine the presence of special-status biological resources that may be affected by a proposed discretionary project.

Rationale: A Botanical Survey was prepared for the project by Sycamore Environmental Consultants on November 1, 2019 (Exhibit R). Based on review of the report, the study area does not contain chaparral or oak woodland habitats that typically provide habitat for Pine Hill Plants. No special-status plants were found. The project would be subject to paying the Mitigation Area 1 fee at time of building permit issuance. The study area could provide potential nesting habitat for birds; however, the site is treeless (except for a small cluster of oak trees in the upper north/west corner but no development is proposed in that upper portion of the parcel) and is mostly ruderal/disturbed with annual California grasslands therefore no impacts to wildlife is expected. The project was distributed to the State Water Quality Control Board, however no comments were received. The project is conditioned to comply with applicable County Ordinances and requirements for stormwater treatment. The Botanical Survey summary does not recommend any further analysis. As conditioned, the project would be consistent with this policy.

3.0 ZONING ORDINANCE FINDINGS

3.1 The project is consistent with Section 130.22.010 C.6.

Rationale: 130.23.010 B.1. Industrial Low (IL): The project site is zoned Industrial Light (IL) within Design Review Community (-DC) Combining Zone. The IL zone is applied to lands for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. Conditional Use Permits shall be required for those uses which, by their nature, have the potential to produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference or waste material beyond the confines of the property boundaries. Response: The proposed use for a warehouse and office would be a use consistent with the IL zone. The project is consistent with this section.

3.2 The project is consistent with 130.33.020.

Rationale: 130.33.020 Applicability: All ministerial and discretionary development for industrial, research and development, commercial, multi-unit residential, civic, or utility uses shall provide landscaping for the areas of a lot that do not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or impervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation). Response: Landscape Plans and MWELo certificate were submitted with the project that meets all applicable requirements, and will be verified at the time of building permit review. The project is consistent with this section.

3.3 The project is consistent with 130.34.020.

Rationale: 130.34.020 Outdoor Lighting Standards: All outdoor lighting shall be located, adequately shielded, and directed such that no direct light falls outside the property line, or into the public right-of-way. Response: Lighting Plans were submitted with the project and lighting is designed to reduce nighttime light and glare as building and perimeter lighting will be shielded downward. The proposed project is consistent with this section.

3.4 The project is consistent with Table 130.35.030.1.

Rationale: Table 130.35.030.1 - Parking and Loading Requirements for industrial uses. In addition to the requirements contained in the Zoning Ordinance, there are also parking and loading standards contained in the Community Design Standards, Parking and Loading Standards. The project would provide 20 standard parking spaces, two ADA spaces, one EVA space, and six unloading/loading stalls which meets the required parking on Table 130.35.030.1 using the 1 parking space per 1,000 square feet of industrial indoor storage ration. The project is consistent with this section.

3.5 The project is consistent with Table 130.36.070.1.b.

Rationale: Table 130.36.070.1.b. Community Region Area Signage Standards for Permanent On-Site Signs: For IL zone districts, size criteria for freestanding signs for an individual establishment allows no more than 1 sign per public street frontage are allowed as follows: first street frontage: 50 SF maximum area, 12 FT max height. Response: No signage is proposed for the project other than address signage on the building. The project signage is consistent with Table 130.36.070.1.b.

4.0 DESIGN REVIEW FINDINGS

- 4.1 Design Review Community Combining Zone (DC): The project site is within the DC. Per Zoning Ordinance Section 130.52.030, projects located on parcels within a DC zone must complete the Design Review Permit. The site layout and improvements for the project were reviewed and determined to be consistent with the El Dorado County Community Design Guidelines, specifically pertaining to landscaping, lighting and parking standards.