

FINDINGS

Special Use Permit S11-0009/Planned Development PD11-0005/Green Valley Nursery and Landscape Planning Commission/March 27, 2014

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 proposed project, as conditioned, will not have a significant effect on the environment. 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 have been eliminated or substantially mitigated.
- 1.3 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 the corresponding permit monitoring requirement, is hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 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-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The project is consistent with the Commercial (C) land use designation of the subject site as defined by General Plan Policy 2.2.1.2. The project consists of a retail nursery, landscape, and fruit and vegetable sales, which is consistent with the allowed uses for the C Zone District with an approved Special Use Permit and Development Plan.
- 2.2 As conditioned, mitigated and with adherence to County Code, the project is consistent with all applicable Policies of the General Plan, including:
 - 2.2.1 2.2.5.21 (compatibility with surroundings) because the project concentrates the commercial activities adjacent to a commercial parcel, and limits the traffic and interior circulation and potential noise within that area;
 - 2.2.2 5.1.2.1 (adequate utilities and public services), 5.2.1.2 (water for emergency), 5.2.1.4 (available domestic water), 5.7.1.1 (adequate emergency water and related facilities),

because the proposed use is interim in nature and the existing wells and water storage system are adequate to provide sufficient domestic and emergency water supply, and the site has sufficient area to support a septic system for sewage disposal;

- 2.2.3 6.2.3.2 (adequate emergency vehicle ingress/egress) because conditions have been added as recommended by the El Dorado Hills Fire Department to assure adequate emergency vehicle ingress/egress; and
- 2.2.4 7.3.3.4 (impacts to wetlands) because Mitigation Measures BIO-1 to 3 have been included to reduce impacts to the unnamed intermittent stream.

3.0 ZONING FINDINGS

- 3.1 With an approved Development Plan and Special Use Permit, the project is consistent with the El Dorado County Zoning Ordinance designation of Commercial-Planned Development because the proposed project provides areas for office and indoor and outdoor sale uses pursuant to Section 17.32.020.B and 17.32.030.D of the Zoning Code.
- 3.2 The project is consistent with the El Dorado County Zoning Ordinance Development Standards because the existing buildings meet the development standards pursuant to Section 17.32.040 of County Code.

4.0 ADMINISTRATIVE FINDINGS

4.1 Special Use Permit Findings

- 4.1.1 The issuance of the permit is consistent with the General Plan because a Development Plan and Special Use Permit have been approved for the proposed uses, and the project is consistent with the General Plan Policies listed in Section 2.2.
- 4.1.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood because as conditioned and mitigated, the access, utilities, landscaping, and stream habitat restoration will provide a project compliant with applicable County Codes, as well as those of the El Dorado Hills Fire Department, California Fish and Wildlife, Army Corps, and California Water Quality Control Board standards.
- 4.1.3 The proposed use is specifically permitted by Special Use Permit pursuant to Zoning Ordinance 17.32.030.D, and Section 17.04.005.B by providing a Development Plan for Planning Commission approval.

4.2 Planned Development Findings

- 4.2.1 The planned development request is consistent with the General Plan because the application is for a commercial development, being developed to serve the residents,

businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as outlined in Finding 2.2.

- 4.2.2 The proposed development is mitigated and conditioned to provide a desirable environment within its own boundaries. As conditioned, the proposed development provides landscaping, lighting, parking and interior circulation, and design features which will fit adequately within the local commercial district.
- 4.2.3 The project is being developed or conditioned to comply with all County Code requirements.
- 4.2.4 The site is physically suited for the proposed uses since it is located within a business, commercial environment and the development area is concentrated along the existing roads, allowing for preservation of a the existing intermittent stream as dictated by the Army Corps regulations.
- 4.2.5 As conditioned, adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities. All required utilities are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads, and utilities.
- 4.2.6 The proposed uses do not significantly detract from the natural land and scenic values of the site since it will provide the required landscaping and restore the riparian habitat, enhancing the natural environment.