

## **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 project.
- 1.2 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.
- 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 Planning and Building Department 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.**

The Adopted Plan (AP) land use designation recognizes areas for which specific land use plans have been prepared and adopted.

Rationale: The El Dorado Hills Specific Plan was adopted in 1988. The purpose of the Specific Plan is to provide for the orderly and systematic development of the Plan Area in a manner consistent with the policies of El Dorado County and with the characteristics of the land. This project is required to comply with the standards set forth in the El Dorado Hills Specific Plan. This project is consistent with the El Dorado Hills Specific Plan including Section 3-Commercial Land Use Element, Section 5-Circulation Element, and Appendix B Section 3.0-Commercial Design Guidelines and applicable standards of the General Commercial (CG) zoning designation.

#### **2.2 The project is consistent with General Plan Policy 2.2.5.21.**

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: The proposed site is currently vacant. The site plan (Exhibit F) shows proposed buildings complying with setbacks. Surrounding land uses include a civic use of a church to the north, vacant research and development land to the east, the Town Center commercial development to the west, and the White Rock Road transportation corridor to the south. As conditioned, the project would be compatible with the adjoining land uses.

**2.3 The project is consistent with General Plan Policy 5.1.2.1.**

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: Public water and sewer are available for service to the site. The project may generate an increase in solid waste, and would be required to comply with county recycling standards and follow CalGreen requirements during operation.

**2.4 The project is consistent with General Plan Policy 5.2.1.2.**

General Plan Policy 5.2.1.2 requires that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development.

Rationale: The site is currently served by El Dorado Hills Fire Protection District (EDH FPD) for fire protection. EDH FPD has provided a fire flow letter identifying that the minimum fire flow per building shall be 1,500 Gallons Per Minute with a minimum residual pressure of 20 psi for a two-hour duration for the office & caretaker residence, and 3,625 Gallons Per Minute with a minimum residual pressure of 20 psi for a three-hour duration for the self-storage building.

The El Dorado Irrigation District (EID) has provided a Facility Improvement Letter (FIL) identifying that to provide the required fire flow the developer would need to construct a water line extension looping the existing 10-inch water line in Rossmore Lane to the 18-inch water main located in White Rock Road. Upon recommendation of El Dorado Hills FPD the applicant has designed fire separation walls and door closers into each story of the storage building to compensate for the existing lower water flow, and avoid the need for off-site improvements.

**2.5 The project is consistent with General Plan Policy 6.2.3.2.**

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The project was reviewed by EDH FPD and the Department of Transportation for adequate circulation and access for emergencies. Upon recommendation of EDH FPD a new two lane paved driveway extending from the south west corner around the complete exterior of the site will be constructed for emergency vehicle access.

Transportation consultant firm Fehr & Peers completed an on-site and off-site transportation review. The review included a swept path analysis completed for a 43-foot aerial fire truck and a front load refuse truck, demonstrating that the site layout can accommodate both vehicles at once at the emergency vehicle access, primary driveway and while circulating the site counterclockwise. However, both vehicles could not exit the site via the primary driveway traveling clockwise. A recommendation was made to adjust the access gate and center island 18 feet west (closer to Rossmore Lane) to correct the issue. The project was amended and a new site plan was submitted.

### **3.0 ZONING FINDINGS**

#### **3.1 The project is consistent with Title 130.**

The General Commercial (CG) zone provides a mix of more intensive commercial uses, such as light manufacturing, automobile repair, and wholesale activity; where outdoor storage or activity commonly occurs; and where residential, civic, and educational uses are limited to avoid conflicts with allowed uses.

Rationale: The parcel is zoned General Commercial (CG). The Commercial Zones Use matrix of allowed uses and permit requirements establishes those uses that are permitted by right and those that require further approval in the CG zone district. The matrix includes the use of self storage which is permitted by right.

The project has been analyzed in accordance with Zoning Ordinance Section 130.22.030 (Development Standards) for minimum lot size, dimensions, and height and building setbacks. Setbacks for commercial structures must be a minimum of 10 feet from front lot line, 5 feet from side lot lines, and 5 feet from rear lot lines, with a maximum height of 50 feet. According to the proposed site plan, all proposed structures would meet these requirements. The project, as proposed, is consistent with the Zoning Ordinance because the project will comply with building setbacks and other applicable design standards. Parking and loading were analyzed according to the use type, and the proposed parking would be sufficient for the proposed uses (see Finding 3.3)

**3.2 The project is consistent with Chapter 130.33 Landscaping Standards.**

Landscaping standards are provided in chapter 130.33 and in the Community Design Standards-Landscaping and Irrigation manual.

Rationale: The developer has provided a landscaping narrative and preliminary planting plan detailing that landscaping along Rossmore shall match neighboring parcels, entry way landscaping shall consist of shrubbery and some trees, and indigenous species shall be used consistent with guidelines unless non-indigenous species are necessary to match surrounding parcels.

All landscaping shall conform to chapter 130.33 and the Community Design Standards-Landscaping and Irrigation manual.

**3.3 The project is consistent with Chapter 130.34 Outdoor Lighting.**

Outdoor lighting standards are provided in chapter 130.34 and in the Community Design Standards-Outdoor Lighting manual.

Rationale: The developer has not prepared a lighting plan, and has acknowledged that a lighting plan must be received and reviewed as a part of the building permit, subject to review by Planning Services. All lighting must be compliant with chapter 130.34 and with the Community Design Standards-Outdoor Lighting manual, including light location, design, shielding, full-cutoff standards, and lumen limitations.

**3.4 The project is consistent with Chapter 130.35: Off-Street Parking and Loading.**

Section 130.35 of the Zoning Ordinance establishes off-street parking requirements for businesses.

Rationale: This Development Plan proposes buildings that consist of a mix of employee residential and commercial use. For this reason, parking requirements are calculated based upon each type of use. The residential use of employee housing requires one parking space per dwelling unit. The commercial use of general office requires 1 space per 250 square feet of AUA, thus the proposed 1,609 square foot office requires seven parking spaces. The commercial use of self-storage requires one space plus one space per 30 units or fraction thereof, thus the proposed 120,000 square foot storage building with approximately 750 rental units requires 26 parking spaces. Total parking requirements for the project are 34 spaces. The project proposes 35 paved parking stalls located in five clusters throughout the site. The amount of proposed parking exceeds the parking requirements and is consistent with the parking standards established in the Zoning Ordinance.

**3.5 The project is consistent with Chapter 130.36: Signs.**

Section 130.36 of the Zoning Ordinance establishes sign regulations that are consistent with the goals, objectives and policies of the El Dorado County General Plan and the County's visual and aesthetic goals, and provide adequate identification for establishments.

Rationale: The project is located within the El Dorado Hills community region, and must be compliant with codes for commercial signage in community regions. One monument sign is proposed at the gated entry. In accordance with subsection 130.16.080 of the Zoning Ordinance, a sign permit will be required for the sign. The design will be reviewed for compliance with all regulations for monument signs within a community region, including those for compatibility with colors of on-site structures, sign size and placement.

**3.6 The project is consistent with Chapter 130.37: Noise Standards.**

Chapter 130.37, Noise Standards, requires that noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 130.37.060.1 for noise-sensitive uses.

Rationale: Noise levels are not expected to exceed maximum levels as a result of the project, as there is no outdoor amplified noise proposed. Noises associated with the project would consist of typical residential and general office noise, and potentially some loading and unloading noise. There are no residential uses or other sensitive receptors near the project site. Noise generated during construction will be required to comply with the noise standards established in the Zoning Ordinance.

**4.0 DEVELOPMENT PLAN FINDINGS**

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

Rationale: As discussed above in Section 2.0, General Plan Findings, the project is consistent with the applicable policies and requirements in the El Dorado County General Plan.

**4.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.**

Rationale: The use will not significantly conflict with surrounding uses. The proposed use will comply with the Development Standards of the CG zone district. The proposed use is consistent with the surrounding land uses which include civic, commercial, and vacant R&D land. As conditioned,

the project is not anticipated to result in significant environmental, visual, or noise impacts to the surrounding uses.