

FINDINGS

Design Review Revision DR90-0034-R/Recycling Center Planning Commission/April 10, 2014

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 The proposed structure and facilities fall within the developmental limits allowed under the Section 15303 exemption because the new facility is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive because it was previously graded and developed.
- 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 Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

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.
- 2.2 As conditioned, and with adherence to County Code, the project is consistent with all applicable Policies of the General Plan, including:
 - 2.2.1 Policy 2.2.5.21 (compatibility with surroundings) because the project concentrates the commercial activities adjacent to other commercial parcels, and limits the visual intrusion within that area;
 - 2.2.2 Policies 5.1.2.1 (adequate utilities and public services), 5.2.1.2 (water for emergency), and 5.7.1.1 (adequate emergency water and related facilities), because the project will utilize emergency water from the existing EID fire hydrant; and
 - 2.2.3 Policy 6.2.3.2 (adequate emergency vehicle ingress/egress) because the Cameron Park Fire Department found the current project configuration has adequate emergency vehicle ingress/egress.

3.0 ZONING FINDINGS

- 3.1 The project consists of an addition to an existing business, which is consistent with the allowed uses for the Commercial-Design Community Zone District (C-DC) with the approved Design Review Revision.

3.2 The project is consistent with Section 17.14.160 of the Zoning Ordinance regulating recycling facilities and the findings required for approval.

4.0 DESIGN REVIEW FINDINGS

4.1 The recycling facility's location, color, and signage are consistent with the Community Design Guide.