

# **FINDINGS**

## **Planned Development Permit PD21-0002/Latrobe Commercial Condominiums As approved by the Planning Commission on October 23, 2025**

### **1.0 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS**

- 1.1 In May 2003, the County Board of Supervisors certified the El Dorado Hills Business Park Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 82070503) in accordance with CEQA (Public Resources Code §21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations §15000 et seq.). The proposed project site is located within the El Dorado Hills Business Park and has been designated for development. As a result, staff has determined no further environmental review is required for the proposed project and it is therefore exempt from the provisions of CEQA under Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning) as the project is consistent with the El Dorado Hills Business Park Design Guidelines (Community Plan), General Plan Policies, and Zoning Ordinance.
- 1.2 Pursuant to CEQA Section 15162 and 15163, it has been determined that no subsequent, nor supplemental EIR is required because there is no substantial evidence that the conditions described in Section 15162(a) have occurred, including substantial changes to the project which would require major revisions to the previous Environmental Impact Report (EIR) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Additionally, no substantial changes occurred with respect to the circumstances under which the project has been undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects; or a substantial increase in the severity of previously identified significant effects; or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was adopted, shows the project will have one or more significant effects not discussed in the previous EIR.
- 1.3 Pursuant to CEQA Section 15164(b), it has been determined that there is no substantial evidence requiring an addendum to the adopted EIR because no minor technical changes or additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred.
- 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 Planning Division 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 states the purpose of the Research & Development (R&D) land use designation is to provide areas for the location of high technology, nonpolluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. Lands designated as R&D can be located in Community Regions and in Rural Centers.

**Rationale:** The proposed project would develop a gated business park consisting of office and warehouse space totaling 185,850 square feet. The commercial condominiums would allow each unit to have uses permitted by right in the R&D zone district consistent with the R&D General Plan land use designation. The design of the proposed project is consistent with policies for the R&D General Plan land use designation ensuring a high-quality aesthetic environment. The project is consistent with this policy.

### **2.2 The project is consistent with General Plan Policy 2.2.3.1.**

General Plan Policy 2.2.3.1 establishes the purpose of the Planned Development (-PD) Combining Zone District. The emphasis shall be placed on uses and/or design that (1) provide a public or common benefit on- or off-site, (2) cluster intensive land uses or lots to conform to the natural topography, (3) minimize impacts on various natural and agricultural resources, (4) avoid cultural resources where feasible, (5) minimize public health concerns, (6) minimize aesthetic concerns, and (7) promote the public health, safety, and welfare.

**Rationale:** The proposed project is located within the El Dorado Hills Business Park Planned Development area. 1) The proposed project would develop office and warehouse spaces (commercial condominiums) which would provide a service to the public; 2) the proposed project site is within the El Dorado Hills Business Park which has been determined to be suitable for this type of development and is surrounded by similar development; 3) review of proposed buildings at time of Grading and Building Permit review would ensure minimal impacts to natural resources. The site is devoid of trees and there are no agricultural resources on-site; 4) the initial record search results

for cultural resources did not indicate likelihood of cultural resources and the site is not sensitive. Standard protective Conditions of Approval are included and would be noted on the improvement plans; 5) standard Conditions of Approval are included by the local Air Quality Management District (AQMD) to minimize emissions during construction to minimize health concerns. No further mitigation was required; 6) the project site is surrounded by existing commercial development and designed to include landscaping and to comply with the architectural style required by the County Interim Design Standards and Guidelines (IDSG). The local Architectural Review Committee (ARC) reviewed the proposed design and issued an approval letter (Exhibit G); and 7) the project would be gated to promote safety for the business park community. With implementation of Conditions of Approval, the project is consistent with this policy.

### **2.3 The project is consistent with General Plan Policy 2.2.5.2.**

General Plan Policy 2.2.5.2 requires 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 proposed project would develop a gated business park consisting of office and warehouse space totaling 185,850 square feet. The commercial condominiums would allow each unit to have uses permitted by right in the R&D zone district. Conditions of Approval are included that will require further review at time of submittal of Building Permits for tenant improvements to ensure future uses are consistent with the R&D zone. The proposed Planned Development Permit is a discretionary application and was reviewed for consistency with applicable General Plan policies as discussed throughout the Findings. The project is consistent with this policy.

**2.4 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 project has been analyzed for compatibility with adjacent uses in the El Dorado Business Park. The project site is surrounded by existing commercial development and the office and warehouse (commercial condominiums) buildings would not create an incompatible use. The project is designed to include parking, lighting, and landscaping. The project design was reviewed and approved by the local ARC (Exhibit G). 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 (5) 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: The project will not create residential units; therefore, this policy does not apply.

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 (5) 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: This policy is not applicable as the project will not result in five (5) or more units or parcels of land for residential development.

## 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 (5) 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 (5) years, prepare a Traffic Impact Fee (TIF) 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 TIF Program, and monitoring traffic volumes.

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

Developer paid TIF combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the County (Resolution 201-2018, September 25, 2018).

Rationale: This policy is not applicable as this policy directs how the County will pay for building the necessary road capacity.

**2.8 The project is consistent with General Plan Policy TC-Xd.**

LOS for County-maintained roads and state highways within the unincorporated areas of the County shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. LOS will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgement of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak Hour traffic volumes.

Rationale: This project is located in the El Dorado Hills Community Region and the LOS threshold is E. Fehr & Peers completed a peer-reviewed Traffic Impact Analysis Report dated March 2025. It concludes that the proposed project will result in a continued deficiency at the intersection of Golden Foothill Parkway/Robert J Mathews Parkway and deficiency at the roadway segments of Latrobe Road from White Rock Road to Golden Foothill Parkway/Monte Verde Drive as well as White Rock Road from Valley View Parkway/Vine Street to Clarksville Road.

Recommended improvements to address these deficiencies to an acceptable LOS included installing a roundabout at the Golden Foothill Parkway/Robert J Mathews Parkway intersection, widening Latrobe Road from White Rock Road to Golden Foothill Parkway/Monte Verde Drive to six (6) lanes and widening White Rock Road from Valley View Parkway/Vine Street to Clarksville Road to four (4) lanes. Implementation

of these improvements would result in LOS E or better conditions. The project, with payment of TIF fees, is consistent with this policy as these improvements are included in the County's CIP.

**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 two (2) percent increase in traffic during the AM Peak Hour, PM Peak Hour, or daily; or
- B. The addition of 100 or more daily trips; or
- C. The addition of ten (10) or more trips during the AM Peak Hour or the PM Peak Hour.

Rationale: The project as proposed, is estimated to generate 247 trips during the AM Peak Hour, 254 trips during the PM Peak Hour, and exceed 100 daily trips. Fehr & Peers completed a peer-reviewed Traffic Impact Analysis Report dated March 2025.

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

At the time of approval of a tentative map for a single-family residential subdivision of five (5) or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A], [B], or [C]) traffic on County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain LOS standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

Rationale: The improvements identified in the Traffic Impact Analysis Report prepared by Fehr & Peers are all included within the County's 20-year CIP. Therefore, the project is consistent with TC-Xf.

**2.11 This project is consistent with General Plan Policy TC-Xg.**

Each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of development. This policy shall remain in effect indefinitely unless amended by voters.

Rationale: The project is consistent with TC-Xg.

**2.12 General Plan Policy TC-Xh does not apply.**

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

Rationale: General Plan Policy TC-Xh does not apply because the project is not a subdivision. However, Resolution 073-2025 of the Board of Supervisors of El Dorado County states, "*Applicants shall pay the TIF 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 TIF Administrative 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, and the project does not include any U.S. Highway 50 capacity enhancements.

**2.14 The project is consistent with General Plan Policy TC-5b.**

General Plan Policy TC-5b states in commercial and research and development subdivisions, curbs and sidewalks shall be required on all roads. Sidewalks in industrial subdivisions may be required as appropriate.

Rationale: The proposed project includes new curb, gutter and sidewalk improvements along the Robert J. Mathews Parkway. The project is consistent with this policy.

**2.15 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 Hills Fire Department (EDHFD) and El Dorado Irrigation District (EID) reviewed the project and provided requirements for service. These requirements have been incorporated as Conditions of Approval. EDHFD, EID, and County Building and Planning staff would review the improvement plans at time of Grading and/or Building Permit review for compliance. As conditioned, the project is consistent with this policy.

**2.16 The project is consistent with General Plan Policy 5.4.1.2.**

General Plan Policy 5.4.1.2 states discretionary development shall protect natural drainage patterns, minimize erosion, and ensure existing facilities are not adversely impacted while retaining the aesthetic qualities of the drainage way.

Rationale: Runoff from new impervious surfaces within the project site would be directed towards the proposed water quality detention basins along the property frontage adjacent to the Robert J. Mathews Parkway, therefore existing natural drainage patterns would not be affected. This would be reviewed at time of Grading and/or Building Permit review for compliance. The project is consistent with this policy.

**2.17 The project is consistent with General Plan Policy 5.7.2.1.**

General Plan Policy 5.7.2.1 states prior to approval of new development, the responsible fire protection district shall be requested to review all applications to determine the ability of the district to provide protection services. The ability to provide fire protection to existing development shall not be reduced below acceptable levels as a consequence of new development. Recommendations such as the need for additional equipment, facilities, and adequate access may be incorporated as conditions of approval.

Rationale: As described in EID's Facility Improvement Letter (FIL), EDHFD has determined that the existing water system can deliver the required fire flow for this project for a three-hour duration while maintaining a 20-psi residual pressure. In addition, EDHFD reviewed the project and comments received have been incorporated as COA. As conditioned, the project is consistent with this policy.

**2.18 The project is consistent with General Plan Policy 7.5.1.3.**

General Plan Policy 7.5.1.3 states cultural resource studies shall be conducted prior to approval of discretionary projects.

Rationale: Pursuant to the records search conducted at the North Central Information Center on June 18, 2021, there is low potential for locating indigenous-period/ethnographic-period cultural resources in the immediate vicinity of the proposed project area. Standard protective Conditions of Approval will be included with the project and noted on the improvement plans. As conditioned, the project is consistent with this policy.

**3.0 ZONING FINDINGS**

**3.1 The project is consistent with Section 130.23.010.**

Section 130.23.010 establishes the R&D zone. The R&D zone is intended to provide areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate and industrial offices, and support service facilities in a rural or campus-like setting, such as a business park environment.

Rationale: The proposed project for commercial condominiums would allow each unit to have uses permitted by right in the R&D zone. Conditions of Approval are included to require future uses comply with permitted uses in R&D and

prohibit unpermitted uses. Further review would occur at time of submittal of Building Permits for tenant improvements to ensure uses are consistent with the R&D zone. With incorporation of Conditions of Approval, the project is consistent with this policy.

**3.2 The project is consistent with Section 130.30.070.**

Section 130.30.070 establishes fencing and wall standards.

Rationale: The proposed project would have a vertical rod iron fence with a gate constructed throughout the perimeter that would meet height limitations of Section 130.30.070. The project is consistent with this section.

**3.3 The project is consistent with Section 130.33.020.**

Section 130.33.020 states all 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).

Rationale: The proposed project submitted Preliminary Landscaping Plans for the project site that identify a 30-foot front yard landscaping buffer with new street trees and ground cover, with additional landscaping areas along building frontages and property boundaries. The project is consistent with this section.

**3.4 The project is consistent with Table 130.36.070.1c.**

Section 130.36.070.1c. Community Region Area Signage Standards for Permanent On-Site Signs.

Rationale: Sign plans were not included with the project and would be reviewed during Grading and Building Permit reviews. Conditions of Approval are included to ensure compliance with Table 130.36.070.1c. As conditioned, the project is consistent with this section.

#### **4.0 COMMUNITY DESIGN GUIDELINES**

- 4.1 Section 130.52.030.B.3 states approval of a Design Review Permit, where required, shall be a discretionary project pursuant to CEQA. Projects that are adjacent to or visible from designated state scenic highway corridors as referenced in subsection 130.52.030.A.2 and located outside of Community Regions and Rural Centers shall be encouraged to comply with the standards and guidelines found in the County's Interim Design Standards and Guidelines (IDSG).

The proposed project site is located within the Community Region of the El Dorado County General Plan and along Latrobe Road from White Rock Road south to the County boundary. Therefore, the El Dorado County General Plan Draft EIR identifies the project site as an important scenic viewpoint in all directions due to rolling hills and occasional vistas of Sacramento Valley. As a result, the proposed project shall comply with the standards and guidelines found in the County's adopted IDSG.

The proposed 24-foot-high warehouse and office buildings would be constructed with a two-color, smooth stucco exterior. The proposed building would have a two-foot-tall roof parapet, metal vehicle roll-up doors, and metal awnings for each metal entry door.

The proposed buildings are oriented to have the side building facades face the front property to avoid the long building facades along the public right-of-way as identified in the IDSG. The two-foot-high parapet roofs would screen the rooftop mechanical equipment, and the two-color smooth stucco exterior would provide the design aesthetic to break up the 24-foot-tall solid walls. The metal awnings would also provide a design aesthetic that would provide building articulation consistent with the IDSG. In addition, the proposed building would be setback approximately 75 feet from the front property line with 30 feet of landscaping including new street trees and ground cover. Phase 1 would include 15 percent of the site as landscaping. Furthermore, the proposed project includes trash enclosures with landscape buffers on all non-accessible sides consistent with the IDSG.

The proposed project complies with the IDSG guidelines and the El Dorado Hills Suburban Architectural Design Zone including site design, building design, landscaping, access and parking.

## **5.0 DEVELOPMENT PLAN PERMIT FINDINGS**

### **5.1 The project is consistent with Section 130.52.040.E.1.**

Section 130.52.040.E.1 states that the proposed development plan is consistent with the General Plan, any applicable specific plan, and Chapter 130.28 (Planned Development [-PD] Combining Zone) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.

Rationale: The proposed Planned Development Permit, PD21-0002, is consistent with applicable General Plan Policies and applicable standards of Chapter 130.28, as discussed in the Findings and throughout the Staff Report. The project is consistent with this section.

### **5.2 The project is consistent with Section 130.52.040.E.2.**

Section 130.52.040.E.2 states that the site is adequate in shape and size to accommodate proposed uses and other required features.

Rationale: The site is adequate in shape and size to accommodate proposed uses and other required features. The project is consistent with this section.

### **5.3 The project is consistent with Section 130.52.040.E.3.**

Section 130.52.040.E.3 states that any exceptions to the development standards of the zone are justified by the design or existing topography.

Rationale: The project does not request any exceptions to any of the development standards. The project is consistent with this section.

### **5.4 The project is consistent with Section 130.52.040.E.4.**

Section 130.52.040.E.4 states that adequate public services and facilities exist or will be provided to serve the proposed development including, but not limited to, water supply, sewage disposal, roads, and utilities.

Rationale: Adequate public services and facilities exist and can serve the proposed development. EDHFD, EID, PG&E, and County agencies such as Building Division, DOT, and Planning Division would review improvement plans at

time of grading and/or building permit review to ensure compliance. As conditioned, the project is consistent with this section.

**5.5 The project is consistent with Section 130.52.040.E.5.**

Section 130.52.040.E.5 states if mixed-use development is being proposed, the development conforms to the standards in Section 130.40.180 (Mixed Use Development) in Article 4 (Specific Use Regulations) of this Title.

Rationale: The proposed project is not considered a mixed-use development. The project is consistent with this section.

**5.6 The project is consistent with Section 130.52.040.E.6.**

Section 130.52.040.E.6 states that the proposed development complies with the provisions of the - PD Combining Zone Section 130.28.010 (Planned Development [-PD] Combining Zone Established) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.

Rationale: The proposed development complies with the provisions of the -PD Combining Zone Section as discussed in the Findings and throughout the Staff Report. The project is consistent with this section.