

Findings

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). As the new convenience store is less than the 2,500 square feet of floor space. The CEQA exemption also applies to four such commercial buildings not exceeding 10,000 square feet in floor area in urbanized commercial areas. No existing and proposed structures exceed 10,000 square feet in floor area. This project would not have a significant impact to the environment. A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDING

2.1 The project is consistent with General Plan Policy 2.2.1.2.

The purpose of the Commercial land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

Rationale: 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. (Exhibit C). The project proposes a modification to an existing gasoline/service station, which is consistent with the Commercial land use designation. Commercial land use provides for a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.

2.2 The project is consistent with General Plan Policy 2.2.5.2.

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 project has been reviewed in accordance with General Plan Policy 2.2.5.2 and has been found to be consistent with all applicable policies of the General Plan. As conditioned, the proposal is consistent with the intent of the General Plan, as determined within the General Plan Findings.

2.3 The project is consistent with General Plan Policy 2.2.5.21.

Policy 2.2.5.21 requires development projects to 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.

Rationale: The existing gasoline/service station was designed in a manner that is similar to, and consistent with, the surrounding commercial land uses. As the proposed building, signs, and canopy changes would be compatible with the design of the existing buildings; there would be no conflict with this Policy.

2.4 The project is consistent with General Plan Policy 2.8.1.1.

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 lights.

Rationale: The proposed development would include indoor lighting and outdoor lighting. These new sources of light would be visible from a distance at night. An illumination plan and lighting specifications were submitted with the design, showing that new lighting on site will limit excess light and glare off-site (Exhibit H). The project proposes exterior sources of nighttime lighting that would be designed to retain light on-site, would be directed downward, and would illuminate only the intended areas and does not penetrate into residential communities in accordance with Section 130.34 of the County Code.

3.0 ZONING FINDINGS

3.1 The proposed use is consistent with Title 130.22.

The CC zone is intended to provide for retail sales, office, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County.

Rationale: The parcel is zoned Commercial, Community (CC). The Commercial Zone matrix of allowed uses and permit requirements establishes those uses that are permitted and those that require approval by a Conditional Use Permit in the CC zone district. The matrix identifies commercial uses such as gasoline/service stations are allowed by right.

The project has been analyzed in accordance with Zoning Ordinance Section 130.23.030 (Development Standards) for minimum lot size, dimensions, height and building setbacks. The project, as proposed, is consistent with the Zoning Ordinance because the project will comply with building setbacks and other applicable design standards. The use conforms to all other requirements of this Title, including, but not limited to parking, landscaping, and signs, respectively.

3.2 The proposed use is consistent with Title 130.16 Signs.

The proposed signs for the project must comply with Chapter 130.16 of the Zoning Ordinance, Signs. The revision includes a request to change an existing monument sign. According to the Table 130.16.070.1b- Community Region Area Signage Standards for Permanent On-Site Signs, freestanding signs in the Community Commercial Zoning District are limited to 50 square feet of max area with no more than 12 feet in height.

Rationale: The floor area of the existing Auto Service building is 2,748 square feet and the new convenience store is proposed at 1,157 square feet for a total of 3,905 square feet. Both the existing and proposed building sign area consistent with table 130.16.070.1b of 50 square feet maximum sign area is allowed for freestanding (monument) signs, and 50 square feet maximum for attached building signs. An internally illuminated monument sign for the project was submitted and the total area for the sign was calculated to be 48 square feet, which complies with this standard. Two additional internally illuminated 76-brand logo signs are proposed on the new canopy. The dimensions of each circular logo sign is 7.07 square feet, which complies with the standard of attached building signs. The existing 25-foot tall pole sign was approved under S12-0011. No additional signs are proposed through this design review, but future submittals will need to comply to the current sign ordinance.

3.3 The proposed use is consistent with Title 130.34.

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.

Rationale: The lighting for the site is proposed to change with replacement of the existing +/- 3,157 square foot fueling canopy and the installation of a new “L” shaped canopy at +/- 2,459 square feet in its place. As shown in the project’s photometric lighting plan and elevations, no proposed lighting will directly light outside the property line or into the public right-of-way.

3.4 The project is consistent with the El Dorado County Outdoor Lighting Standards.

The El Dorado County Lighting standards augment the portions of the Zoning Ordinance pertaining to outdoor lighting. According to Section 3.3, Lighting Plans Required, if the project requires a Design Review, Conditional/Minor Use Permit, or Development Plan Permit, said lighting plan shall be included as a part of the application, and shall be subject to approval by the review authority. The lighting plan shall include lighting specifications, a site plan, photometric plan, and Lighting Inventory.

Rationale: A lighting plan for the entire site was included as part of the application submittal, which includes new proposed canopy lighting, new wall lighting, and existing lighting. The proposed lighting specifications are included in the plans. A photometric plan detailing lighting existing and proposed lighting at the gas service station was also submitted for review.

Outdoor Lighting Limits: According to Table 3.4.A, lumens/acre are limited at 100,000 in Commercial Zones in Community Regions.

Rationale: The lighting analysis for the site indicates the wattage for two 72W LED and one 59.9W LED wall mounted lights. These three new wall mounted lights combined emit 12,337 lumens. The total acreage for the site is 0.61 acres. The total lumen per acre standard is 61,000 lumens. The proposed lumens per acre with both existing and proposed would be 225,137 lumens, which is greater than the current standard allows. However, because some of the fixtures are existing, no standards for the number of lumens applied to the site previously; therefore, is consistent with 130.34.040 *Effect on Existing Outdoor Lighting*. Also, the canopied fuel station dispensing area is exempt from the lumens/acre lighting limits according to the Community Design Standards: Outdoor Lighting Standards 3.4 (B)(2) *Outdoor Lighting Limits*. The proposed lighting plan complies with the lighting regulations.

3.5 The proposed use is consistent with Title 130.52.030 and the El Dorado Design Guide.

The project has been reviewed in accordance with Section 130.52.030 (Design Review Permit) of the County Zoning Ordinance,. This process is applied to commercial projects with a Design Review-Community (-DC) Combining Zone. The Design Review process is limited to consideration of compliance with established standards, provided that the use proposed for the project site is an allowed used within the zone.

Rationale: As noted in Findings 3.1, the use is allowed in the CC zone. The project design, architectural treatments, and associated improvements substantially conform to the El Dorado County Guide and would not substantially detract from this commercial district. The proposed redesign of Oasis/Conoco Phillips Service Station will maintain many elements of the existing building including the architectural materials of the building (Exhibit A2.1). The specifications for the design and colors are listed below:

New Addition (Convenience Store)

Building Portion	Style/Color
Roof Trim	Match Existing Color
Roof	Concrete Tile to Match Existing Color
ACM Fascia	Match Existing
Exterior Walls	Cement Plaster Finish/ Match Existing Color
Storefront	Aluminum/ Dark Bronze Finish
Stone Veneer	Match Existing Color
Building Height	15'- 9"

Canopy

Roof	Concrete Roof Tile
ACM Canopy Fascia	Metallic Silver
Decorative Elements	LED Illuminated Orange Wave
Decorative Elements	Internally Illuminated Circular Fuel Brand Logo
Column	Round Metallic Silver
Dispensers	Existing
Guard Post	Orange

4.0 DESIGN REVIEW FINDINGS

4.1 The issuance of the permit is consistent with the General Plan.

Rationale: As discussed above in Section 2.0, General Plan Findings, the Design Review Revision 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 proposed design review revision complies with the development standards of the Commercial zone district, signage, and lighting requirements of the Zoning Ordinance. The replacement of the fueling canopy, convenient store addition, and new monument sign are consistent with those of the previously approved permits for the gasoline/service station. The proposed use will not be detrimental to the public health, safety and welfare, nor injurious to the neighborhood. The alterations improve the layout of the site and departments such as fire and transportation did not express opposition to the project.