

Findings

1.0 CEQA FINDING

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received during the public review process. The 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 No significant impacts to the environment as a result of this project were identified in the initial study.
- 1.3 The project will not affect wetland, watercourses, riparian lands, unique plant or animal life and habitats, or other terrestrial matters under the jurisdiction of the State Department of Fish and Game. Therefore, the project has a de minimis impact on the environment and a Certificate of Fee Exemption(DFG 753.5-5/91) is applicable.
- 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 Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the Commercial (C) land use designation of the subject site as defined within General Plan Policy 2.2.1.2 because the C land use designation includes commercial uses such as mini-warehousing and the subject parcel is within the Pollock Pines Community Region.
- 2.2 The proposal is consistent with General Plan Policies 2.2.1.5, 2.2.3.1, and 2.2.5.3 concerning floor area ratio, planned developments, and zone changes. Because of the project's provision of adequate access, site design, and conditions to fit within the context of the surrounding land uses, it is found to be consistent with the General Plan policies identified above.

3.0 ZONING FINDINGS

- 3.1 The subject site is zoned Commercial (C) which permits, by interpretation, the proposed use with an approved Planned Development and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report and the analysis of potential impacts in the Initial Study.

- 3.2 As proposed, the project meets all applicable development standards contained within §17.32.040 of the *El Dorado County Zoning Ordinance*.

4.0 ADMINISTRATIVE FINDINGS

4.2 Planned Development

- 4.2.1. That the planned development request is consistent with the General Plan;

The proposed zone change request to rezone the property from Commercial-Sierra Design (C-DS) to Commercial-Planned Development (C-PD) is consistent with the General Plan land use designation and Policy 2.2.5.3 regarding rezones in general. Additionally, the General Plan contains several policies pertinent to the project whose consistency is discussed under the General Plan section of these Findings.

- 4.2.2. That the proposed development is so designed to provide a desirable environment within its own boundaries;

The development plan has been conditioned to better provide a desirable environment within its boundaries and with adjacent parcels. The project contains adequate parking and landscaping and has a consistent design throughout the project.

- 4.2.3. That any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography;

No exceptions to the Zoning Ordinance have been requested. A planned development application is required to facilitate the increase of the floor area ratio to .50 which is in excess of table 3.2 of the General Plan. Staff has determined that the proposed FAR of .50 would not have an impact that is substantially worse than analyzed in the 2004 General Plan EIR..

- 4.2.4. That the site is physically suited for the proposed uses;

The site is physically suited for the proposed commercial use as discussed in the staff report.

- 4.2.5. That adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities; and

A facilities improvement letter from EID has been submitted that verifies adequate services exist for the proposed project. No office is proposed; therefore no sewage disposal is required. All other utilities are on-site. The subject parcel encroaches on to Pony Express Trail and Spring Street, both county maintained paved roads.

- 4.2.6. That the proposed uses do not significantly detract from the natural land and scenic values of the site.

The project is suitable within the Pollock Pines Community Region. The project has been conditioned to better blend with the surrounding vegetation and adjacent uses.

S:\DISCRETIONARY\Z\2006\Z06-0007 PD06-0008\Z06-0007 PD06-0008 Findings.doc