

## FINDINGS

### **Planned Development PD23-0001/EDH Hobby Condos Planning Commission/March 13, 2025**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the Staff Report and evidence in the record, the following Findings can be made:

#### **1.0 CEQA FINDINGS**

- 1.1 The Addendum to the Adopted Mitigated Negative Declaration has been completed in compliance with the California Environmental Quality Act (CEQA) and is adequate for this project (Sections 15162 & 15164).
- 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 Planning and Building Department, 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.**

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 (EDHSP) 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 EDHSP. This project is consistent with the EDHSP 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 2.2.5.2.**

General Plan Policy 2.2.5.2 requires that all applications for discretionary projects or permits shall be reviewed to determine consistency with the policies of the General Plan.

Rationale: The proposed Planned Development is consistent with applicable General Plan policies as discussed in the Staff Report and is, therefore, consistent with this policy.

### 2.3 **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 E) shows proposed buildings complying with setbacks. Surrounding land uses include a civic use of a church to the north, vacant Research and Development (R&D) 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.

### 2.4 **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: The project proposes to connect into El Dorado Irrigation District (EID) water and sewer services. A Facilities Improvement Letter (FIL) dated August 1, 2024 identifies water and sewage availability. There is an existing 6-inch sewer line abutting the western property line in Rossmore Lane; this sewer line has adequate capacity at this time. As identified in the FIL, the El Dorado Hills Fire Department (EDHFD) has determined that the minimum fire flow for this project is 2,625 GPM for a 2-hour duration while maintaining a 20-psi residual pressure. According to EID's hydraulic model, the existing system can only deliver a maximum fire flow of 2,400 GPM. In order to provide this fire flow and receive service, the applicant will be required to construct a water line extension connecting to the 10-inch water line previously identified. In order to provide a 2,625 GPM fire flow, the applicant will be required to upsize the existing 10-inch water line in Rossmore Lane to at least a 12-inch water line. Looping the existing 10-inch water line to the 18-inch water line in White Rock Road may be another option as well.

**2.5 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 project was reviewed by the EDHFD and the EID for adequate public services capacity. The site will need connection to existing EID facilities. The project, as conditioned, is consistent with this policy.

**2.6 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 EDHFD and the Department of Transportation (DOT) for adequate circulation and access for emergencies. Upon recommendation of EDHFD, 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 the proposed site plan includes requested revisions.

**2.7 The project is consistent with General Plan Policy 7.4.4.4.**

General Plan Policy 7.4.4.4 requires all new non-exempt development projects that would result in impacts to oak resources must adhere to the standards of the Oak Resources Management Plan (ORMP).

Rationale: No oak trees are proposed to be removed as part of the proposed project. The project is consistent with this policy.

### **3.0 ZONING FINDINGS**

#### **3.1 The proposed use is consistent with Title 130.22.**

The proposed project site is located within the CG zoning designation.

Rationale: Table 130.22.020 specifies that establishing and operating self-storage facilities in a CG zone shall be allowed by right, subject to Section 130.40.320. The project is consistent with this policy.

#### **3.2 The proposed use is consistent with Section 130.40.320 – Storage Facilities**

Section 130.40.320 specifies that self-storage facilities shall be limited to the storage of personal effects of individuals or equipment and materials by businesses inside of a building or buildings. Use of storage facilities for manufacturing, retail, wholesale, or service uses other than storage shall be prohibited. Human occupancy of individual storage units shall be limited to that required for transporting, arranging, and maintaining stored materials.

Rationale: The supplied project description indicates that the proposed “Hobby Condos” will only allow for storage of personal effects of individuals or equipment and materials by businesses inside of a building. No residential occupancy, including any overnight occupancy, will be permitted; no “Hobby Condo” will have kitchen facilities. Another operating standard of the proposed facility is that storage units cannot be used to conduct business operations onsite. A Homeowners Association (HOA) will also be established to enforce the Covenants, Conditions, and Restrictions (CC&R’s), regulating the allowable uses within the facility. As proposed, the project is consistent with this policy.

#### **3.3 The project is consistent with Chapter 130.34: Outdoor Lighting**

Outdoor lighting standards are provided in Chapter 130.34 of the Zoning Ordinance and in the Community Design Standards manual.

Rationale: The developer has provided a preliminary photometric lighting plan (Exhibit I) and acknowledges that a final lighting plan must be reviewed as part of the building permit and lighting must be compliant with chapter 130.34. As conditioned, the project is consistent with this policy.

**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. Self-storage with outdoor access to units by vehicle drive aisles to units is required to provide two (2) parking spaces.

Rationale: The project will provide a total of five (5) parking spaces including one (1) Americans with Disabilities Act (ADA) compliant space. As proposed, the project is consistent with this policy.

**3.5 The project is consistent with Chapter 130.33: Landscaping Standards.**

Section 130.33 of the Zoning Ordinance provides landscape and irrigation requirements and compliance with the Model Water Efficiency Landscape Ordinance (MWELo).

Rationale: The developer has provided a conceptual landscape plan (Exhibit H). A full landscaping plan, planting plan, and irrigation plan shall be submitted for review as part of the building permit. As conditioned, the project is consistent with this policy.

**4.0 DEVELOPMENT PLAN FINDINGS**

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

The proposed use is consistent with the policies and requirements of the General Plan as discussed in the General Plan section of the Staff Report. The proposed use is consistent with all applicable policies as set forth in Finding 2.0 above.

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

The use will not conflict with the adjacent uses. The proposed use is consistent with the surrounding land uses which include civic, commercial, and vacant land. As conditioned, the project is not anticipated to result in significant environmental, visual, or noise impacts.

