

## **Findings**

### **1.0 CEQA Findings**

- 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 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.

### **2.0 LEGISLATIVE FINDINGS**

- 2.1 **The proposed Zone Change is consistent with the policies in the El Dorado County General Plan as discussed in the General Plan section of this staff report.**

The Zone Change would be consistent with the applicable General Plan Policies as described in the General Plan discussion section of the Staff Report.

- 2.2 **The Zone Change is found to comply with the requirements of Chapter 17.06, and the proposed project 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.**

With the establishment of the Research and Development land use designation, the proposed facility has been designed in accordance with the applicable development standards under the El Dorado County Zoning Ordinance and Design and Improvement Standard Manual. Specific project conditions approval have been incorporated ensuring orderly and safe development and operation.

### **2.3 The site is physically suitable for commercial development.**

The site is adequately sized to accommodate the proposed professional office facility. The facility has been designed in accordance to applicable development standards, would be accessed off county roads, and receive public water, sewer and drainage services.

## **3.0 ADMINISTRATIVE FINDINGS**

### **3.1 General Plan**

The proposed Parcel Map, Rezone and Planned Development are consistent with the General Plan which designates the parcel as Research and Development. The proposed general and medical office uses are consistent with the Research and Development land use designation. As discussed in the staff report, Staff finds that the proposed development is consistent with all applicable general plan policies.

### **3.2 Zoning**

Pursuant to the requirements of the Section 17 of County Code, this project was required to apply for a Planned Development as the proposal includes creating new parcels smaller than two acres in the R&D zone district. The proposed general and medical office uses are allowed by right under the R&D zone and the proposed development demonstrates compliance with the development standards of this zone district. Staff finds that the proposed development is consistent with the requirements of El Dorado County Zoning Code.

### **3.3 Planned Development**

#### **3.3.1 The proposed development is so designed to provide a desirable environment within its own boundaries.**

The project is for general and medical office development. The design of the interior parking provides the best possible circulation. The project does provide appropriate circulation for pedestrian traffic within the development.

#### **3.3.2 Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.**

The exceptions to the standard requirements of the zone regulations include relief from the loading zone requirements. The project requires two loading spaces. The applicant is requesting relief from the loading zone requirement. On May 10<sup>th</sup>, a letter was submitted with this request under the Planned Development application. The applicant has proposed the request because the largest trucks envisioned to service this project would include US mail service, UPS and general

office service vehicles. Based on the project uses and the associated truck sizes, the design waiver is justified for this project.

**3.3.3 The site is physically suited for the proposed uses.**

This lot is suited for the proposed uses. The El Dorado Hills Business Park is a desirable location for an office development.

**3.3.4 Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.**

The El Dorado Irrigation District has provided a Facilities Improvement Letter indicating that water and sewer services can be provided to the site.

**3.3.5 The proposed uses do not significantly detract from the natural land and scenic values of the site.**

The project is not within a scenic corridor and is surrounded by land zoned for Research and Development. The applicant is required to plant trees and other landscape materials on the site to increase the scenic value of the site.

**3.4 Subdivision Ordinance**

**3.4.1 The proposed parcel map, including design and improvements, is consistent with the General Plan policies and land use map.**

The subject application is for a general and medical office development within the R&D Zone District. The development has been designed in compliance with the zone district regulations, and complies with the minimum parcel size based on the required review of a Planned Development application for the project. It can be found that the parcel map is consistent with the General Plan policies and land use map.

**3.4.2 The proposed parcel map does conform to the applicable standards and requirements of the County's zoning regulations and the Minor Land Division Ordinance.**

The project site has been evaluated in accordance with the R&D development regulations, and it has been found that the project complies with the minimum design standards, as conditioned.

**3.4.3 The site is physically suitable for the proposed type and density of development.**

The site is located within the El Dorado Hills Business Park, and it can be found that the site is suited for the general and medical office development.

**3.4.4 The proposed parcel map is not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.**

The Parcel Map would allow the individual ownership of buildings within the development. An Initial Study has been prepared in accordance with the CEQA Guidelines and it can be found that there would be a less than significant impact on fish or wildlife or their habitat from the project.

**3.4.5 The design of the parcel map is not likely to cause serious public health hazards.**

The proposed Parcel Map would not create an undue negative impact upon the project site. It can be found that the improvements would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.