

Findings

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Negative Declaration together with the comments received and considered 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 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-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 General Plan Findings

- 2.1 The land use amendment from Medium Density Residential to Commercial is consistent with Objective 2.1.2 and Policy 2.1.2.3 in that the property could be developed to meet the commercial needs of the surrounding rural area. In particular, the planned development being processed along with the General Plan amendment and rezone will allow local vintners a central area to store their cases of wine produced in local wineries. Many of the smaller wineries are limited in production due to storage of the final product. Amending the land use designation to Commercial is found to be in the public interest.

3.0 Zoning Findings

- 3.1 A rezone to General Commercial will allow the property to be consistent with the proposed General Plan designation. The proposed use of wine warehousing is consistent with Policies 2.1.2.1 and 2.1.2.2.
- 3.2 The rezone would meet the intentions of Policy 2.2.5.3 because the location in a Rural Center, the current availability of supporting utilities and infrastructure, the easy access for emergency responders, and the potential for surrounding commercial opportunities demonstrate that the site is appropriate for commercial development.
- 3.3 The rezone would meet the intentions of Policy 2.2.5.2 because the establishment of a new zone designation of General Commercial-Planned Development (CG-PD) and the ensuing uses it allows is consistent with the allowed uses intended by the Commercial (C) land use designation.

- 3.4 The proposed project and the existing structures, infrastructure, and uses are consistent with the El Dorado County Zoning Ordinance designation of General Commercial (CG) and Sections 17.32.170 to 17.32.220.

4.0 ADMINISTRATIVE FINDINGS

4.1 Planned Development PD 07-0009 Findings

- 4.1.2 **The planned development zone request is consistent with the General Plan.** The planned development request is consistent with the General Plan, because the application is for a commercial development, being developed to serve the residents, businesses and visitors, consistent with the Commercial land use designation, and is consistent with applicable policies as described in Finding 2.1.
- 4.1.3 **The proposed development is so designed to provide a desirable environment within its own boundaries.** The proposed development provides landscaping to buffer the existing commercial element, minimal lighting, and subdued design features which will enhance the existing environment for the surrounding neighborhood.
- 4.1.4 **Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.** The project is being developed or conditioned to comply with all County Code requirements. No exceptions to standard requirements are required.
- 4.1.5 **The site is physically suited for the proposed uses.** The site is physically suited for the proposed uses since it is located within a business, commercial environment. Existing Building 3 will be retrofitted for wine storage, so no new construction is proposed.
- 4.1.6 **Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.** All required utilities are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads, and utilities. Minimal services will be required since the use will be wine case storage.
- 4.1.7 **The proposed uses do not significantly detract from the natural land and scenic values of the site.** The proposed uses do not significantly detract from the natural land and scenic values of the site since it contains a minimal number of native trees with no native shrubs. The site has previously been graded and the buildings have already been constructed. The proposal will provide the required landscaping, thus enhancing the natural environment.