



Response: The El Dorado County Department of Transportation determined that the project did not meet the threshold to require a traffic study. There would be a less than significant impact on the road system.

- 8) The mini-warehouse units will decrease the aesthetics of the community.

Response: The applicant has redesigned the project to allow sufficient area for a landscaping buffer adjacent to the residential parcels. The buildings have been conditioned to be painted earth tone colors, and the applicant has provided color elevations. Further, the mini-warehouse proposal is a permitted use, consistent with the Zoning Ordinance and the General Plan. Many of the surrounding residences are legal nonconforming, also having a Commercial zoning and land use designation.

- 10) The warehouse will use additional lighting continuously throughout the night.

Response: The applicant has provided cut sheets of the proposed lighting fixtures. A full cut off shield will be utilized in order to ensure that light will not cross property lines. All lighting in the County is required to be consistent with Ordinance 17.14.170. Condition 5 will ensure consistency with the ordinance.

## **RECOMMENDATION**

Staff recommends that the Planning Commission forward the following recommendations to the Board of Supervisors.

1. Adopt the Negative Declaration based on the Initial Study prepared by staff;
2. Approve Z06-0007, a rezone from Commercial (C) to Commercial-Planned Development (C-PD), based on the findings in Attachment 2; and
3. Approve the development plan, PD06-0008, as the required findings can be made as noted in Attachment 2, based on the analysis in the staff report to include conditions itemized in Attachment 1.

## **SUPPORT INFORMATION**

### **Attachments**

Attachment 1 Conditions of Approval  
Attachment 2 Findings

Exhibit A Site Plan  
Exhibit B Landscape Plan  
Exhibit C1-2 Color Elevations  
Exhibit E Lighting Cut Sheet  
Exhibit F Letter submitted by George Lockwood dated December 1, 2006

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

File Number Z06-0007/PD06-0008  
May 24, 2007 Planning Commission Hearing

### El Dorado County Planning Services

1. The Planned Development approval is based and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits A-E, dated May 24, 2007, and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for Conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project, as approved, shall consist of the following:

A development plan for two ~~2,400 square foot~~ structures, one 2,400 square feet and one 1,200 square foot, containing 24 ~~10 foot by 20 foot~~ mini warehouse units. The eastern structure contains 12, 10 foot by 20 foot units, and the western structure contains 12, 10 foot by 10 foot units, as shown on Exhibit A. The project includes landscaping as shown on Exhibit B, exterior lighting, access to Pony Express Trail and Spruce Avenue, and EID water to irrigate the landscaping. No office or sewer connection is required. Proposed wall sign shall be consistent with Exhibit B, Exhibit C-1, and Ordinance §17.16.030.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

2. All site improvements shall conform to the site plan attached as Exhibits A, B, and C1-2 ~~D~~.
3. All buildings shall be painted earth tone colors to better blend with surrounding vegetation and be consistent with Exhibits C-1 and C-2. Final color choices shall be approved by the Director of Planning Services prior to issuance of building permits.

4. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a special use permit, which action is brought within the time period provided for in Section 66499.37.

~~The applicant shall plant one tree, Pistacia chinensis (Chinese pistache) or Lagerstroemia indica (crape myrtle), and two shrubs, Heteromeles arbutifolia (toyon), in each of the four landscape areas, as shown on Exhibit D, for a total of four trees and eight shrubs.~~

5. Prior to building permit issuance, a lighting plan shall be submitted in conformance with §17.14.170 of the County Code. All lighting shall be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. In addition, the following shall apply:

- a. External lights used to illuminate a sign or side of a building or wall shall be shielded in order to prevent light from shining off the surface of the building.
- b. Lighting location shall be consistent with Exhibits A and E and shall be turned off within 30 minutes after the closing of the business. Security lighting shall be designed with motion-sensor activation. Lighting shall be generally consistent with Exhibit E using the optional accessory full cutoff shield.

Should the final installed lighting be non-compliant with full shielding requirements, the applicant shall be responsible for the replacement and/or modification of said lighting to the satisfaction of Planning Services.

6. Prior to building permit issuance, a water meter award letter or similar assurance from the water purveyor, guaranteeing water service upon demand to the project parcel for landscape irrigation purposes, shall be submitted to Planning Services.

7. The Parking Lot Landscaping and Buffering Standards (Section 17.18.090, El Dorado County Zoning Ordinance) shall be incorporated into the site plan and final landscape plan and be approved by Planning Services prior to issuance of a building permit. The applicant shall submit a final landscape plan at the time of building permit submittal which will be reviewed by planning staff at that time. The applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity. Additionally, staff will make an on-site inspection to verify compliance with the final landscape plan prior to occupancy.

### **El Dorado County Department of Transportation**

- ~~8.6.~~ The applicant shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual from the County Department of Transportation, and pay all applicable fees prior to commencement of any improvements on the project facilities.
- ~~9.7.~~ The applicant shall pay the traffic impact fees in effect at the time a building permit is issued.
- ~~10.8.~~ The applicant shall obtain an encroachment permit and construct a Std. Plan 103D driveway onto Pony Express Trail and Spruce Street. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of any unit of this project.

### **El Dorado County Fire Protection District**

- ~~11.9.~~ The applicant shall submit a review fee of \$150.00
- ~~12.10.~~ The applicant shall install one fire hydrant. Hydrants will be Muller model 200 Centurion and the Fire District will approve the location.
- ~~13.11.~~ The required Fire Flow for this project is 1,500 gpm @ 20 psi for 2 hours.
- ~~14.12.~~ Documentation from EID (FIL) shall be submitted to the Fire District to show that this project will meet fire flow.
- ~~15.13.~~ The applicant shall install a fire District approved NFPA 72 Fire Alarm.
- ~~16.14.~~ The applicant shall install Knox gate access on all gates.

## **ATTACHMENT 2 FINDINGS**

File Number Z06-0007/PD06-0008  
May 24, 2007 Planning Commission Hearing

### **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 is subject to payment of the State Fish and Game fees pursuant to State Legislation (California Fish and Game Code Section 711.4).
- 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 (CDS) 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 0.50 which is in excess of table 3.2 of the General Plan. Staff has determined that the proposed FAR of 0.50 would not have a greater impact 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.

- 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 Spruce 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.