

**COUNTY OF EL DORADO DEVELOPMENT SERVICES  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** November 8, 2012  
**Item No.:** 9.a  
**Staff:** Gina Paolini

**SPECIAL USE PERMIT REVISION**

**FILE NUMBER:** S02-0037-R/Gold Key Boathouse

**APPLICANT:** Dave Ciapponi

**AGENT:** Ogilvy Consulting

**OWNER:** El Dorado Hills Boat, Wine and Self Storage, LLC

**REQUEST:** Special Use Permit Revision for the Gold Key Boathouse to eliminate the self-storage element of the Special Use Permit and allow for boat sales and service, and recreational vehicle storage. Boat storage would continue at the site.

**LOCATION:** Located on the south side of Suncastr Lane, approximately 800 feet west of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 2. (Exhibit A)

**APN:** 117-060-34 (Exhibit B)

**ACREAGE:** 3.51 acres

**GENERAL PLAN:** Research and Development (R&D) (Exhibit C)

**ZONING:** Research and Development-Community Design Review District (R&D-DC) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Previously adopted Mitigated Negative Declaration

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find that the previous Mitigated Negative Declaration for the project sufficiently analyzed the project and the modifications made to the use do not raise new environmental impacts;
2. Pursuant to Section 15162 of the CEQA Guidelines no subsequent Negative Declaration shall be prepared for the project; and
3. Approve Special Use Permit Revision S02-0037-R, subject to the Conditions of Approval in Attachment 1, based on the Findings listed in Attachment 2.

### **STAFF ANALYSIS**

**Project Description:** This is a request to revise Special Use Permit S02-0037 to allow for marine vessel (boats and jet skis) and trailer service repair, the sale of new and used marine vessels and trailers, and the sales of parts and retail items related to boating. The self-storage element of the Special Use Permit would be eliminated and replaced with the boat sales and service. Boat storage would continue at the site. The facility would store recreational vehicles in the aisles of the boat storage area. Recreation vehicle storage would not exceed 2,000 square feet of area per aisle.

To comply with the El Dorado Hills Fire Department requirements, the applicant proposes to install a gasoline convault at the rear of the property to store fuel in order to fill boats to 95 percent prior to storing. A flammable liquids locker would be installed on the interior of the building within the proposed service area to store small amounts of gasoline (20 gallon maximum), oil, and other flammable liquids related to boat maintenance.

The access gates are to be relocated from the rear of the existing building to the front, providing both vehicular and pedestrian access. The existing property line fencing would be extended along both the western and eastern property lines to connect with the relocated access gates.

The facility would operate 8:00AM to 8:00PM, 7 days a week, with six employees.

The detailed project description is attached (Exhibit E) along with a proposed schematic floor plan (Exhibit F) and site plan (Exhibit G).

**Project Issues:** The Board of Supervisors approved the Special Use Permit S02-0037 on August 19, 2003, allowing for the development of two mini-storage buildings totaling 115,000 square feet. A maximum of 440 storage spaces were to be allowed within the buildings.

The El Dorado Hills Fire Department reviewed the building plans in July, 2005 and approved the plans based on a mixed occupancy, with the rack system fully sprinklered. As a condition, recreational vehicle storage was not allowed in any portion of the building, storage of liquefied petroleum gas cylinders were not allowed and clear access to boat storage racks was to be maintained at all times. There was to be no storage of boats or vehicles in the aisle ways.

The applicant agreed to the Fire Department restrictions and Building Permit No. 162676 was issued July 12, 2005 for a 69,825 square foot self-storage/boat storage facility. The facility was finalized on June 29, 2006.

In March, 2006, the applicant's attorney contacted Development Services requesting clarification regarding recreational vehicle storage and whether the Conditions of Approval prohibited the use. It was clarified that recreational vehicle storage would be allowed in accordance with Condition No. 15; provided all storage was within the building. The storage of recreational vehicles at the site continued to be a fire safety issue with the El Dorado Hills Fire Department.

The applicant requested a revision to the Special Use Permit on May 29, 2012 to legitimize all activities occurring at the site.

The primary issues addressed for this project include storage and handling of flammable hazardous materials, floor area ratio, general plan and zoning consistency.

**Building and Fire Safety:** The El Dorado Hills Fire Department's initial review of the project raised concern with the existing uses at the site. Activities were occurring at the site that were not approved by the Fire Department. Hazardous conditions identified included the storage of recreational vehicles in the aisle ways and under the boat racks, the storage of flammable liquids, including oil and liquid petroleum cylinders. In addition, the Fire Department was concerned that the fire sprinkler system initially installed would not protect the building in the event of a fire.

Because the building had been built in 2005, the original construction documents, including the fire sprinkler system were not readily available to the Fire Department. Because the recreational vehicle storage was a key component to the business, the Fire Department worked closely with the applicant to facilitate their request. The Fire Department visited other like facilities, reviewed the fire sprinkler plan with the sprinkler engineer and developed Conditions of Approval that would allow for the expansion in use to include recreational vehicle storage and boat repairs.

The Fire Department has agreed to allow for the storage of waste oil and gasoline at the site. Waste oil collection would be limited to fifty-five gallons and would be stored within a flammable liquids locker. The containers would be emptied by a third party certified for appropriate recycling/disposal of the fluids. Gasoline would be stored at the site within a 109 gallon tank service truck and within a convault. The certified fuel truck would be stored within the storage facility and moved to fill boats as needed. The convault would be installed at the rear of the facility to store additional fuel. New marine batteries would be installed in boats and the used marine batteries would be stored temporarily at the facility until transported to a third party certified recycling/disposal facility. All fiberglass resin mixing and associated repairs would be kept to 16 ounces of product or less. The applicant would be required to submit and implement a hazardous material plan, and implement proper hazardous material and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code. A draft hazardous material plan has been provided (Exhibit H); however this plan would need to be updated to reflect the changes to the project required by the El Dorado Hills Fire Department.

During the project review, Building Services also raised concern with the expansion of use. Building Services records did not indicate an expansion in use to include recreational vehicle storage, sales or boat repairs during the business license review that occurred on February 13, 2008 and November 13, 2009. Had an expansion or change of use been indicated during the business license review, Building Services would have required a building permit for upgrades to the structure.

**Floor Area Ratio:** When the project was originally approved, the maximum allowed floor area ratio (FAR) was 0.25. General Plan Policy 2.2.1.5 was subsequently amended and the FAR was raised to 0.50. The site is 3.51 acres in size, with a maximum FAR of 76,447 square feet or 1.75 acres. The site has been developed with 62,605 square feet, which is a 0.40 FAR. The building is not being utilized for traditional mini-storage, but designed with an open rack system for the boat storage. If the building were to be converted to include traditional mini-storage units or other interior uses that would increase the FAR. Therefore, a recommended condition is to limit interior remodels to a maximum floor area of 76,447.

**General Plan, Zoning and other regulations:** The existing storage facility, along with the additional ancillary uses would not conflict with the R&D land use designation for the site, or the R&D zone district, as mini-warehousing and self-storage is permitted within the R&D zone district with the approval of a Special Use Permit. The existing development on the project site has been built consistent with the development standards of the R&D district, including the parking regulations, as shown in Exhibit J.

The EDHBP Owners Association Board of Directors reviews and approves all projects within the business park in accordance with the EDHBP Covenants, Conditions and Restrictions. The Directors approved the use with recommended conditions in a letter dated February 13, 2012 (Exhibit I).

## **ENVIRONMENTAL REVIEW**

Staff has determined that, pursuant to CEQA Guidelines Section 15162, no subsequent Mitigated Negative Declaration is necessary as there has been no substantial change in the project that would cause a significant effect on the environment. The previous Mitigated Negative Declaration has been attached (Exhibit K). This is a revision to a Special Use Permit to allow ancillary uses to the existing storage facility. The proposed uses would not involve significant environmental effects or a substantial increase in the severity of previously identified significant effects.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Location Map
Exhibit B .....	Assessor's Map
Exhibit C .....	General Plan Land Use Designation Map
Exhibit D .....	Zoning Designation Map
Exhibit E .....	Project Description
Exhibit F .....	Schematic Floor Plan
Exhibit G .....	Site Plan
Exhibit H .....	Draft Hazardous Materials Plan
Exhibit I .....	El Dorado Hills Business Park Owners Association Letter; February 13, 2012
Exhibit J .....	Parking Standards
Exhibit K .....	Adopted Mitigated Negative Declaration and Initial Study

# ATTACHMENT 1

## CONDITIONS OF APPROVAL

### Special Use Permit Revision S02-0037-R/Gold Key Boathouse Planning Commission/November 8, 2012

1. This Special Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

Exhibit F.....Schematic Floor Plan

Exhibit G.....Site Plan

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 description is as follows:

Revision to a Special Use Permit allowing boat storage, boat sales and service within an existing 3.51-acre parcel identified by Assessor's Parcel Number 117-060-34, and consisting of the following:

- a. Boat storage building to not exceed 76,447 square feet in floor area;
- b. Marine vessel and boat trailer service and repair, limited to the following:
  - 1. Fluid changes and tune-ups;
  - 2. Component diagnosis and repair;
  - 3. Engine/Drive repair and replacement; and,
  - 4. Detailing.
- c. Sale of new and used marine vessels and trailers, limited to boats, tow-behind trailers and accessories.
- d. Sales of parts and retail items related to boating, limited to engine, hull, trailer equipment and parts, boating accessories, batteries and maintenance items.
- e. Recreational Vehicle storage in the aisles of the boat storage area which shall not exceed 2,000 square feet of area per aisle.
- f. The installation of a gasoline convault at the rear of the property to store fuel in order to maintain 95 percent full fuel tanks within the boats in storage.
- g. The installation of a flammable liquids locker in the interior of the building within the proposed service area to store small amounts of gasoline (20 gallon maximum), oil, and other flammable liquids related to boat maintenance.
- h. Use and on-site storage of a certified fuel truck with a maximum capacity of 109 gallons to fill boat fuel tanks. Fueling is limited to vessels stored on-site.

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 must be submitted for review and approval and shall be implemented as approved by the County.

~~1. The Special Use Permit, as approved, will allow the following:~~

- ~~➤ 2 buildings of approximately 115,000 square feet total~~
- ~~➤ Maximum of 440 storage spaces within the buildings~~
- ~~➤ On-site landscaping conforming to preliminary landscape plan~~
- ~~➤ The buildings will be parchment/sandstone colored with green trim~~

### **Conditions of Approval from the Mitigated Negative Declaration**

The following mitigation measures are required as a means to reduce potential significant environmental effects to a level of insignificance

21. The proposed project shall comply with all applicable requirements of the El Dorado County Air Pollution Control District Rule 502: General Conformity Rule, which requires compliance with the State and National Ambient Air Quality Standards.
32. The project shall adhere to the provisions of El Dorado County Air Pollution Control District Rule 223: Fugitive Dust to prevent impacts associated with fugitive dust. To ensure compliance with the rule, the project proponent shall submit a fugitive Dust Prevention and Control Plan to the El Dorado County Air Pollution Control District for review and approval prior to any grading activities on the site.
43. Asphalt surfacing of site access and parking areas shall conform with El Dorado Air Pollution Control Rule 224: Cutback and Emulsified Paving Materials, which prohibits the atmospheric discharge of volatile organic compounds caused by the use, manufacture, mixing, storage, and /or application of cutback or emulsified asphalt.
54. Pursuant to El Dorado County Air Pollution Control District Rule 501.3(A): Authority to Construct, the applicant shall receive authorization for construction (Authority to Construct) from the Air Pollution Control District prior to Commencement of grading and construction activities on the site.
65. Pursuant to El Dorado County Air Pollution Control District Rule 501.3(B): Permit to Operate, the project proponent shall obtain a written permit form the Air Pollution Control Officer prior to the issuance of a building permit.
76. In no case shall daily emissions of ROG, NO<sub>x</sub>, and PM<sub>10</sub> exceed 82 lbs/day during any construction and grading activities on the site. The applicant shall insure all construction equipment adhere to the average daily fuel use limitation specified in the following table:

EQUIPMENT AGE DISTRIBUTION	AVERAGE DAILY FUEL USE PER QUARTER (Gallons Per Day)
All equipment 1995 model year or earlier	337 gallons per day
All equipment 1996 model year or later	402 gallons per day

87. The project shall adhere to the provisions contained in El Dorado County Ordinance No. 4548. No grading or excavation activities may take place on the site until an Asbestos Hazard Dust Mitigation Plan has been submitted to and approved by the El Dorado County Air Pollution Control District.
98. The applicant shall ensure all building comply with the State of California Title 24 Regulations for Energy Efficient Design to reduce secondary impact emissions.
109. During all grading and construction activities in the project area, an archaeologist or historian approved by the Development Services ~~Planning~~-Director shall be on-call. In the even a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50-feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. ~~The Planning Department~~ Services shall review the grading plans prior to issuance of a grading permit.
1140. In the event of discovery of human remains, all work is to stop and the County coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resource Code. If the remains are determined to be Native American, the corner must contact the Native American Heritage Commission with 24 hours. The treatment and disposition of human remains shall be completed consistent with the Guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation in the plans. ~~The Planning Services Department~~ shall review the grading plans prior to issuance of a grading permit.

**Planning Services**

- ~~2. All site improvements shall conform to Exhibits D, dated May 27, 2003.~~
12. **Fencing:** The access gates shall be relocated from the rear of the existing building to the front, providing both vehicular and pedestrian access. The existing property line fencing shall be extended along both the western and eastern property lines to connect with the relocated access gates.



134. **Landscape Buffers:** The relocation of the perimeter fencing may disturb the established landscaped buffer. The project shall comply with ~~The applicant shall provide a final landscape plan at the time of building permit submittal conforming to the standards contained in Section 17.35.030 of the County Code and the approved shade tree list. The applicant shall provide a final landscape plan will to Planning Services be reviewed and approved prior to sign-off of the building permits. The Planning Department will complete an on-site inspection of the landscaping to ensure compliance. prior to sign-off for occupancy of any buildings on the site.~~
145. **Outdoor Storage Prohibited:** All storage shall be contained within the buildings. Outdoor storage shall be prohibited.
15. **Motor Vehicle Repairs Prohibited:** Motor vehicle repairs shall be prohibited on recreation vehicles and passenger vehicles.
16. **Parking:** Parking shall be provided as shown in Exhibit G.
17. **Site Lighting:** All outdoor lighting shall conform to §17.14.170 and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Should 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. ~~All proposed on-site lighting shall comply with the provisions of Section 17.14.170 of the County Code. A lighting plan shall be submitted for review and approval of the Planning Department at the time of building permit submittal.~~
18. **Conditions Compliance:** Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.
19. **Payment of Processing Fees-Development Services:** The applicant shall make the actual and full payment of Planning and Building Services processing fees for the Special Use Permit and Building Permits prior to issuance of a Building Permit.
20. **Hold Harmless Agreement:** 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.

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.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

### **Building Services**

213. **Building Permit:** The project applicant shall obtain a building permit from ~~be subject to the issuance of building permits from~~ El Dorado County Building Services for interior demolition, installation of boat racks and other improvements associated with the expansion of the use Department.

### **Environmental Management- Solid Waste and Hazardous Materials Division**

22. **Hazardous Materials:** The commercial facility will store reportable quantities of hazardous materials (55 gallons) and generate hazardous waste; therefore, prior to commencing operations the owner/operator shall:
- a. Prepare, submit and implement a hazardous material business plan and pay appropriate fees.
  - b. Obtain a hazardous waste generator identification number form the California Department of Toxic Substance Control.
  - c. Train all employees to properly handle hazardous materials and wastes.
  - d. Implement proper hazardous materials and hazardous waste storage methods in accordance with the Uniform Fire Code and Uniform Building Code.

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

- ~~5. The project shall be subject to the El Dorado Hills Road Impact Fee (RIF). The fee shall be due upon issuance of a building permit. If prior to the application for a building permit for said project revised fees are established, such revised amounts shall be paid.~~
- ~~6. The project shall be subject to the El Dorado County Interim Highway 50 Variable Road Impact Fee. The fee shall be due upon issuance of a building permit. If prior to the application for a building permit for said project revised fees are established, such revised amounts shall be paid.~~
- ~~7. The project shall be subject to the State System Infrastructure Traffic Impact Mitigation (TIM) fee. Pursuant to Resolution 31-98, said fees shall be due upon issuance of a building permit. If prior to the application for a building permit for said project revised fees are established, such revised amounts shall be paid.~~

8. ~~The applicant shall submit a site improvements/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvements Standards Manual", the "Grading, Erosion, and Sediment Control Ordinance," the "Drainage Manual", the "Off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards.~~
9. ~~The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to the commencement of any work.~~
10. ~~The applicant shall submit a soils report at the time of grading permit application addressing at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, and pavement section based on T1 and R values. Any export dirt from the site to be deposited with El Dorado County shall require an additional grading permit.~~
11. ~~The applicant shall provide a final drainage report at the time of grading permit application addressing storm water runoff increases, impacts to downstream facilities and properties to the satisfaction of the Department of Transportation. The project is located in the Carson Creek drainage watershed. Downstream properties have experienced localized flooding within this watershed. The report shall include the design and placement of storm water quality facilities using Best Management Practice as described in the recommendations of the Storm Water Quality Task Force's California Storm Water Best management Practices Handbook (1993, or later revisions).~~
2312. **Catch Basins:** All proposed catch basins shall incorporate fossil filters or other approved oil/water separators. The property owner shall be responsible for the maintenance of these filters per the manufacturer/s specifications. As a Best Management Practice (BMP) the property owner shall perform parking lot sweeping prior to the first storm event of each season.
13. ~~The encroachments onto Suncastr Lane shall be constructed to El Dorado County Standard Plan 103G.~~

### **El Dorado Hills Fire Department**

24. **Standard Requirement:** The project applicant shall comply with the requirements of the El Dorado Hills Fire Department, including the following: County Fire Protection District.
  - a. **S-3 Code Classification:** Repair work shall be limited to exchange of parts and maintenance requiring no open flame or welding, and no fuel dispensing or draining at the site.

- b. **Limited Repairs:** Fiberglass resin mixing and associated repairs shall be limited to 16 ounces of product or less. Any residual product shall be dried and disposed.
  - c. **Fuel Tanks:** To comply with NFPA 303, all boats shall have fuel tanks filled to 95 percent of capacity prior to winterization storage (November 15<sup>th</sup> of each year).
  - d. **Portable Heaters:** There shall be no use of portable heaters within the building.
  - e. **Battery Storage:** The batteries in the boats shall have the "Perko" switch placed in the off position any time that they are stored in the building. If a boat does not have a "Perko" switch, the key shall be in the off position. The applicant shall designate and instruct employees to check batteries prior to storing within the building.
  - f. **Battery Charging:** Charging of batteries shall be limited to a maximum of six batteries at one time. All battery chargers shall be UL listed and in good operating condition. If a battery is left on a charger overnight, the maximum charging amperage shall be 2 amps or less. At no time shall there be any open flame or spark producing device within 20 feet of any charging operation.
  - g. **Employee Training:** All employees shall be trained on procedures for responding to a fire, fire alarm, the use of portable fire extinguishers, and reporting a fire.
  - h. **Liquid Petroleum:** The applicant shall designate employees who shall be instructed to shut off all liquefied petroleum gas at the tank prior to storing within the building.
25. **Waste Collection:** Waste oil collection shall be limited to a maximum of 55 gallons within the building. Oil shall be stored within a flammable liquids locker. The location of the locker shall be approved by the Fire Department prior to issuance of a permit.
26. **Gasoline Storage:** A maximum of 20 gallons of gasoline shall be stored in a flammable liquids locker. The location of the locker shall be approved by the Fire Department prior to issuance of a permit.
27. **Recreational Vehicle Storage:** Recreational vehicle storage shall be permitted under racks and within aisle ways. Storage within the aisles shall not exceed 2,000 square feet in size per aisle. The spacing between each unit and wall shall be a minimum of four feet. In addition, there shall be a minimum of seven and one-half feet of spacing away from any rack storage. The fire sprinkler engineer shall inspect the recreational vehicle storage spacing prior to the establishment of the use.

28. **Fire Lanes:** Fire lanes shall be established and painted “no parking fire lane” this shall be white letters on a red background for the complete site. The Fire Department shall approve the required fire lanes prior to establishment of the use.
  
29. **No Smoking:** There shall be no smoking within the building. “No Smoking” signs shall be placed at both south bay entries and at the liquefied petroleum gas fill station. Fire Department shall verify the sign locations prior to establishment of the use.

## ATTACHMENT 2

### FINDINGS

#### **Special Use Permit Revision S02-0037-R/Gold Key Boathouse Planning Commission/November 8, 2012**

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 Planning Commission makes the following findings:

#### **1.0 CEQA FINDINGS**

- 1.1 Pursuant to CEQA Guidelines Section 15162, no subsequent Mitigated Negative Declaration shall be prepared for the project as there has been no substantial change in the project, based on the whole record, that would cause a significant effect on the environment. There have been no significant environmental effects identified or substantial increase in the severity of previously identified significant effects with the proposed expanded use. The expanded use will not involve new significant effects not discussed in the previous mitigated negative declaration. The previously adopted mitigation measures for the project continue to be feasible for the expanded use.
- 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 Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

#### **2.0 GENERAL PLAN FINDINGS**

##### **2.1 The project is consistent with General Plan Policy 2.2.1.5.**

The site is 3.51 acres in size, with a maximum floor area ratio (FAR) of 76,447 square feet. The site has been developed with 62,605 square feet, with a 0.40 FAR.

##### **2.2 The project is consistent with General Plan Policy 2.2.5.21.**

The exterior of the storage facility would remain as currently developed and consistent with the design guidelines established for the El Dorado Hill Business Park.

##### **2.3 The project is consistent with General Plan Policy 6.2.3.2.**

The project site is compliant with the California Fire Code and State Fire Safe Regulations.

### **3.0 ZONING FINDINGS**

#### **3.1 The proposed use is consistent with Title 17.**

The project meets all applicable development standards contained within Section 17.35.030 of the County Code, including setbacks, landscaping, trash collection areas, service areas, parking and architectural design.

### **4.0 SPECIAL USE PERMIT FINDINGS**

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

The proposed project has been analyzed for consistency with General Plan Policies 2.2.1.5 (Building Intensities), 2.2.5.21 (Land Use Compatibility) and 6.2.3.2 (Adequate Access) and has been found to be consistent with these policies as discussed in the General Plan findings section above and within the staff report.

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

The use will comply, as conditioned, with the Development Standards specified in Section 17.35.030 of the County Code. The proposed use will not be detrimental to the public health, safety and welfare, nor injurious to the surrounding uses, as Conditions of Approval have been imposed to maintain a hazardous material plan and require all activities to be conducted within the enclosed building.

#### **4.3 The proposed use is specifically permitted by Special Use Permit.**

The proposed use is permitted by Special Use Permit in a R&D zone district pursuant to Section 17.35.025 of the County Code.