

FINDINGS

Specific Plan Amendment SP94-0002-R-2/Carson Creek Specific Plan Amendment Planning Commission/June 9, 2016

1.0 CEQA FINDINGS

- 1.1 The project site is located within the Carson Creek Specific Plan (CCSP) Area which was subject to review under the California Environmental Quality Act (CEQA) with an Environmental Impact Report (EIR). Section 6.3(b) (3) of the Specific Plan requires the County to make the appropriate environmental determination for any discretionary review applications. An Addendum to the Program EIR for the CCSP (Exhibit G) in accordance with Subsection (a) of the CEQA Guidelines Section 15164 has been prepared to determine if the project would have a significant effect on the environment. It has been determined that none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred. A Notice of Determination will be filed upon adoption of the EIR Addendum. Because an EIR was previously prepared, the Carson Creek Specific Plan EIR, State Clearinghouse Number 94072021, no new California Department of Fish and Wildlife fee is required.
- 1.2 The County has adopted a Mitigation Monitoring Program for the Carson Creek Specific Plan in accordance with Section 15097 of the CEQA Guidelines. In order to ensure that the mitigation measures identified in the Addendum are implemented, the Mitigation Monitoring Program is being updated (Exhibit H). In addition, in accordance with Subsection (c) of CEQA Guidelines Section 15097, reporting has been provided demonstrating mitigation compliance.
- 1.3 The documents and other materials that constitute the record of proceedings upon which this decision is based are in the custody of the Development Services 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 purpose of the Adopted Plan land use category is to allow for areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is adopted as the General Plan map for each such area.

Rationale: The CCSP was consistent with those policies upon adoption, which planned for development in a comprehensive manner, providing land uses consistent with surrounding properties. The applicant has provided a preliminary site plan with building envelopes and project entry design (Exhibit F). These drawings are for informational purposes, identifying

the way the parcel could be developed. They are not intended to be mandatory requirements for building permits. The project would be subject to a Special Use Permit for the Community Care Facility, and would be required to comply with the standards set forth in the CCSP. As currently proposed, there would be a community center benefitting the residents of the facility and the surrounding Four Seasons community, off-street parking, walkways, and three buildings totaling 87,500 square feet.

2.2 **The project is consistent with the Carson Creek Specific Plan.**

Section 4.8 of the Carson Creek Specific Plan establishes permitted uses and Development Standards for the LC-CC land use designation. The Local Convenience Commercial (LC) Zone allows offices, business and professional uses, including banks, professional offices, studios, and local-serving retail. Development standards in this zone include a Maximum Lot Coverage of 40 percent, Minimum Setbacks, and a floor-to-area ratio (FAR) of 0.40.

Rationale: The text amendment would include community care facilities under the uses allowed with a Conditional Use Permit in the LC zone, and allow this use an increase in the maximum FAR from 0.40 to 0.50. The El Dorado County zoning ordinance definition for Community Care Facilities would allow for senior assisted living or memory care facilities, but exclude senior housing that does not include a service or care aspect.

Senior-related facilities, including but not limited to congregate care, skilled nursing, and assisted living, are allowed in the Multifamily, Single Family (7,000 square foot minimum), Single Family (6,000 square foot minimum), and Single Family (3,000 square foot minimum) zones in the CCSP Plan area. This use is currently allowed in some commercial zones elsewhere in the County, according to the Zoning Ordinance, however, it is not listed as an allowed use under the Specific Plan. The current zoning ordinance defines Community Care Facilities as, “Any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult day care, or foster family agency services for children, adults, or children and adults, subject to licensing by the State Department of Social Services, Health and Welfare Agency. Such facilities typically serve the physically disabled, mentally impaired, incompetent persons, and abused or neglected children. Facilities included in this definition are listed under California Health and Safety Code (HSC), Section 1502.a.1-a.12 and 1502.3, and include, but are not limited to, residential facilities and foster family homes. Excluded from this definition is any house, institution, hotel, homeless shelter, or other similar place that supplies board and room only, or room only, or board only, provided that no resident thereof requires any element of care. Also excluded are recovery houses or similar facilities providing group living

arrangements for persons recovering from alcoholism or drug addiction where the facility provides no care or supervision or where the facility provides alcohol and/or drug recovery treatment or detoxification services (*HSC 1505, 11834.02*)” (130.80.020). This definition would allow for senior assisted living or memory care facilities, but exclude senior housing that does not include a service or care aspect. For this reason, the number of housing units specified under the Specific Plan, and analyzed under the CCSP EIR, would not increase, and the units developed as part of a community care facility would not count toward the 1,700 unit maximum identified in the CCSP. The proposal would not exceed the development potential as originally approved for the plan area. The Specific Plan amendment would also not necessitate the revision of any tentative maps.

The project does not propose any landscaping, signage, or lighting for the site at this time. Because the amendment request would only amend the text of the Specific Plan in order to include Community Care Facilities as an allowed use in the LC Zone, any other commercial use currently allowed in the LC zone under the specific plan could be proposed for the site. At the time of use permit or building permit application, the project will be reviewed for compliance with the requirements of the CCSP. The proposed amendment does not affect the development requirements of the LC Zone, and the project will be reviewed for compliance with setbacks, height, and other requirements as part of the Special Use permit review. However, the preliminary site plan provided appears to comply with Section 4.8 of the Carson Creek Specific Plan, which establishes permitted uses and Development Standards for the LC-CC land use designation. The proposed facility would be reviewed under a Special use permit and conditioned as needed in order to be consistent with the development standards in the CCSP.

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 project site located on the western border of El Dorado County and Sacramento County. The land to the west of the project site is currently used as grazing land. However, the land is within the City of Folsom’s Sphere of influence and is planned for a new town center including residential and commercial development. To the south and east, the Four Seasons age-restricted community currently exists. The applicant has noted the growing need for senior care and the potential compatibility with an assisted living facility located within the existing Four Seasons age-restricted community. The proposed use is considered consistent and compatible with the development pattern in the immediate surroundings.

The proposed facility would be reviewed under a Special use permit and conditioned as needed in order to maintain compatibility with the surroundings. Any development plan would be required to provide adequate landscaping, lighting, site circulation, and other development features to be consistent with the General Plan and CCSP.

2.4 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 County Transportation Division, El Dorado Hills Fire Department, and the El Dorado Irrigation District for adequate public services capacity. The applicants propose to connect to existing water and sewer service from EID. An FIL extension was issued January 14, 2016. The project will be served by EID public water and wastewater services and all other utilities are located in the project area. The project will not exceed the service abilities of the facilities and utilities in the area. This information would be validated upon submittal of a special use permit for the proposed assisted living facility.

2.5 The project is consistent with General Plan Policy TC-Xg.

TC-Xg directs that each development project shall dedicate right-of-way, design and construct or fund any improvements necessary to mitigate the effects of traffic from the project. The County shall require an analysis of impacts of traffic from the development project, including impacts from truck traffic, and require dedication of needed right-of-way and construction of road facilities as a condition of the development.

Rationale: Daily, AM, and PM peak hour trip generation was documented in the DEIR for the CCSP. A Technical Memorandum from Fehr and Peers Dated September 25, 2015 compared the trip generation for Local Convenience Commercial uses included in the DEIR to the potential trip generation resulting from the CCSP Amendment. While 71,400 square feet of Local Convenience Commercial uses would result in approximately 3,672 daily trips, 81 AM trips, and 343 PM trips, Assisted Living facilities with 100 beds would generate 274 Daily Trips, 18 AM trips, and 29 PM trip ends. The proposed use at the site would not add any vehicle trips to number of potential trips analyzed under the CCSP; if the site were to be developed as an Assisted Living facility, the number of trips generated would be substantially less than anticipated. The project will be accessed via Carson Crossing Drive. The location(s) of the proposed access will be determined under the Special User permit, and will be reviewed and conditioned by the Department of Transportation and the Fire Department.