

**SP13-0001/PD95-0002-R/PD95-0007-R/P12-0004/S13-0017/El Dorado Hills Retirement Residence** – As recommended by the Planning Commission on June 12, 2014

**Findings**

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 following findings can be made pursuant to Section 66472.1 of the California Government Code:

**1.0 CEQA FINDINGS**

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received during the public review process. The proposed project, as conditioned, will not have a significant effect on the environment. The Mitigated 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 Through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The approved project description and conditions of approval, with the corresponding permit monitoring requirement, is hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.
- 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-Planning Services at 2850 Fairlane Court, Placerville, CA.

**2.0 GENERAL PLAN FINDINGS**

- 2.1 The El Dorado County General Plan designates the subject site as Adopted Plan (AP), a designation applicable to areas where specific plans have been adopted. The El Dorado Hills Specific Plan (Specific Plan) and the respective land use maps were accepted and incorporated by reference and adopted as the General Plan Land Use map for the project. As set forth in Finding 2.2, the project is consistent with the Specific Plan, as amended, and is therefore consistent with the General Plan.

**2.2 Specific Plan**

Under Section 1.3, a goal of the Specific Plan is to provide a “mix of residential types that will meet the various needs of community residents who differ in age and lifestyle”.

Section 4.4 allows senior care facilities in suitable locations within the Plan area. The project site is located within Village U of the Specific Plan, the zone district of which is General Commercial – Planned Development (CG-PD). The proposed senior residential care facility is allowed within the CG zone district subject to a special use permit. With approval of the special use permit, the project complies with the goals and requirements of the Specific Plan in providing this type of housing. The project will not increase residential units above the total allowed for the Specific Plan area. The project, as conditioned, will be consistent with Sections 1.4.1.3 and 1.4.1.4 for grading and air quality, and construction and noise impact provisions. The project is consistent with the Design Guidelines under Appendix B Section 3.0 pertaining to circulation, parking, and signage.

### **3.0 ZONING FINDINGS**

3.1 The senior residential care facility is a permitted use by special use permit within the General Commercial zone district pursuant to Section 17.32.090. The PD Combining Zone requires subsequent development within Village U to be subject to the provisions of the Development Plan unless deferred to the Zoning Ordinance. As such, the project complies with the standards under Chapter 17.18 for parking and Section 17.14.170 for exterior lighting requirements.

### **4.0 ADMINISTRATIVE FINDINGS:**

#### **4.1 SPECIAL USE PERMIT.**

4.1.1 The issuance of the permit is consistent with the General Plan and the El Dorado Hills Specific Plan;

4.1.2 As conditioned and mitigated, the proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;

4.1.3 The proposed residential senior care facility is specifically permitted by Special Use Permit as a community care facility pursuant to Section 17.32.190.N of this Title.

#### **4.2 TENTATIVE PARCEL MAP**

4.2.1 As proposed, the tentative map conforms to the General Plan and the El Dorado Hills Specific Plan and their applicable policies concerning adequate roadways, utilities, compatibility with the surrounding neighborhood, adequate water supply and fire safe access. The proposed tentative map, including design and improvements, is consistent with the General Plan and Specific Plan, where applicable.

4.2.2 The proposed parcel sizes of 5.5 and 14.8 acres conform to the 10,000 square foot minimum parcel size of the CG zone district and all applicable provisions of the Minor

Land Division Ordinance. The tentative map conforms to the applicable standards and requirements of the County's zoning regulations and Minor Land Division Ordinance.

- 4.2.3 The creation of two parcels from the 20.3 acre site creates a density that is compatible with existing commercial development. The project is designed in a manner which allows adequate water, emergency access, and wastewater disposal. Further, the proposed development complies with the land use and density requirements of the Specific Plan as amended, the Development Plan as revised, and the minimum parcel size and development standards of the CG Zone District. The site is physically suitable for the proposed type and density of development.
- 4.2.4 The proposed Parcel Map is not anticipated to cause substantial environmental damage as determined in the Initial Study and Mitigated Negative Declaration prepared by staff.

#### **4.3 TOWN CENTER WEST PLANNED DEVELOPMENT**

- 4.3.1 The proposed development is consistent with the Development Plan subject to circulation improvements, including pedestrian, bikeway, and public transportation accommodations to adjacent development required under Section 3.1 of the Development Plan; Section 3.2 (Architectural Character) of the Town Center West Design Guidelines that require consistency and compatibility in color and building materials with the surrounding general commercial development; monument sign standards under Sections 6.2.1 and 6.2.2 (User Identification Monument Signs) of Appendix 5 – *Town Center West Signage Program*, and exterior lighting design standards under Section 3.5 of the Development Plan where applicable

#### **4.4 PD95-0007-R**

- 4.4.1 The project will not change or modify the existing uses and development standards under the approved development plan.