

Findings

1.0 CEQA Findings

- 1.1 El Dorado County has considered the Mitigated Negative Declaration together with the comments received and considered during the public review process. The Mitigated Negative Declaration reflects the independent judgment of the Planning Commission and has been completed in compliance with CEQA and is adequate for this proposal.
- 1.2 The County finds that through feasible conditions and mitigation placed upon the project, impacts on the environment have been eliminated or substantially mitigated.
- 1.3 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.
- 1.4 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 their corresponding permit monitoring requirements, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 General Plan Findings

- 2.1 The land use amendment from Public Facilities to Commercial is consistent with Objective 2.1.1 and Policy 2.1.1.2 in that the property could be developed to be self-sustaining and to meet the commercial needs of the surrounding area. Amending the land use designation to Commercial is found to be in the public interest.

3.0 Zoning Findings

- 3.1 A rezone to Commercial will allow the property to be consistent with the proposed General Plan designation. The proposed use of a health facility is consistent with Policies 2.1.1.2 and 2.2.1.2.
- 3.2 The rezone will meet the intentions of Policy 2.2.5.2 because the establishment of a new zone designation of Commercial-Design Sierra (CG-DS) and the ensuing uses it allows is consistent with the allowed uses intended by the Commercial (C) land use designation.
- 3.3 The rezone would meet the intentions of Policy 2.2.5.3 because the location in a Community Region, the current availability of supporting utilities and infrastructure, proximity to emergency responders, and the potential for surrounding commercial opportunities demonstrate that the site is appropriate for commercial development.

- 3.4 The proposed project and the existing structure, infrastructure, and uses are consistent with the El Dorado County Zoning Ordinance designation of Commercial (G) and Sections 17.32.020 to 17.32.040.

Conditions of Approval

Conditions from the Mitigated Negative Declaration

The following mitigation measures are required as a means to reduce potential significant environmental effects to a less than significant level:

1. All outdoor lighting for subsequent development or remodeling 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 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 the Planning Department. A photometric plan of the existing and proposed onsite lighting showing conformance with applicable ordinances and the Illumination Engineering Society of North America's (IESNA) full cut-off designation shall be submitted with the first building permit, or occupancy if no building permits are required, for the project site and shall be approved prior to issuance of said permit or occupancy. **[MM Aesthetics-1]**.

Monitoring: Planning Services shall review and approve a lighting plan prior to issuance of building permits or occupancy if no building permits are required.

2. Prior to the issuance of any building permits or occupancy of the existing structure, the applicant shall conduct a Phase I Environmental Site Assessment (ESA). The Phase I must be conducted in accordance with ASTM standard E 1527-00. All information developed in the Phase I process must be submitted to the Hazardous Materials Division (HMD) for review. If upon review of the Phase I information, HMD determines the property is a potentially impacted site, the applicant must apply for a permit, submit a work plan and conduct a Phase II ESA and any required site remediation activities prior to developing the property. **[MM Hazards and Hazardous Materials-1]**

Monitoring: Planning shall verify compliance by receipt of a letter from Environmental Management stating compliance prior to issuance of building permits or occupancy if building permits are not required.

3. Prior to issuance of building permits, or occupancy if no building permits are required, for the existing structures, a letter of approval from the El Dorado County Fire Protection District shall be obtained. The letter shall state that the project site meets current fire safe regulations and County standards for access and water. Specifically the existing non-conforming access roads serving the project site shall meet at minimum Fire Safe Standards for width, surface, grade, radius, turnarounds, and turnouts. Additional hydrants may be required and hydrant placement shall meet EID standards and have El Dorado County Fire Protection District approval of locations. Should the project site be non-compliant with current fire safe and county requirements, the applicant shall be responsible for construction, modification, and installation

to the satisfaction of the Planning Department and the El Dorado County Fire protection District prior to reuse of the property. **[MM Hazards and Hazardous Materials-2]**

Monitoring: Planning shall verify compliance by receipt of a letter from the El Dorado County Fire Protection District stating compliance prior to issuance of building permits or occupancy if building permits are not required.