

ATTACHMENT 1
FINDINGS FOR APPROVAL

File Number PD95-0002-A-3

1.0 CEQA FINDINGS

1.1 Pursuant to Section 15268 (b) of the CEQA Guidelines, the issuance of building permits is generally considered ministerial. Section 1.8 of the Design Guidelines and Development Standards for Town Center West provides that the issuance of a building permit is a ministerial decision. No CEQA review is necessary when making ministerial approvals.

1.2 In addition, to the extent that a determination that a specific use, not expressly in Section 1.4 of the Design Guidelines and Development Standards for Town Center West, is consistent with the Development Plan could be considered discretionary, the Board of Supervisors hereby finds that the impacts of approving a building permit for a 24-hour drug store are within the scope of the previous Negative Declaration and pursuant to CEQA, that no further documentation is necessary (See CEQA Section 21166 and CEQA Guidelines Section 15162(b)). The Negative Declaration for Town Center West considered the potential impacts from commercial, research and development, and light manufacturing uses that would produce objectionable odors, noise, light and glare, smoke, dust and other offenses that could impact adjacent residential and agricultural uses. The Planned Development provided that these uses could be 24-hour operations. The drug store will not cause any additional noise, light, odor or traffic beyond that already considered for the Planned Development in the Negative Declaration prepared and approved for the Planned Development because the Negative Declaration analyzed commercial uses for this parcel.

In addition, the Negative Declaration discussed the interpretation process for uses not expressly permitted. The interpretation process was established to accommodate other similar activities which were not specified as long as the intent of the district was maintained and it did not "disturb the peaceful enjoyment of adjacent residential or agricultural land use zones". The drug store is within the intent of the district and the Development Plan, and will not disturb the peaceful enjoyment of the surrounding parcels.

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

2.0 ADMINISTRATIVE FINDINGS FOR PLANNED DEVELOPMENT PERMIT PD95-0002 – FINDING OF CONSISTENCY

2.1 **The project is consistent with the intent of the Town Center West Development Plan.**

The Town Center West Planned Development was developed as an employment center of five planning areas. Planning Area E is located at the southern boundary of Town Center West and is separated from the northern planning areas by White Rock Road. Access is provided by driveways from White Rock Road and Latrobe Road. The types of uses allowed at Town Center West include but are not necessarily limited to uses allowed within the General Commercial Zone District which include sales, storage, distribution and light manufacturing businesses of the type which do not ordinarily cause more than a minimal amount of noise, odor, smoke, dust or other factors not tending to disturb the peaceful enjoyment of adjacent residential or agricultural land uses. Town Center West was planned as an employment center with supporting retail services. Because the 24-hour drug store would provide goods and services commonly, including pharmaceuticals, cards, flowers, bread, milk, etc, it is clear that the use meets the intent of the Planned Development by providing a use that supports the employment center.

2.2 The project is consistent with the Town Center West Planning Area E Development Standards

The drug store project has been designed in accordance with the Development Standards established for Planning Area E, which include building height, setbacks, and minimum impervious surfaces. Because the project had received approval from the Design Review Committee, was found to be consistent with the Development Plan, the Development Standards and other conditions of approval of the Town Center West Planned Development, the Building and Grading permits for the drug store can be issued,

2.3 The project is consistent with the Land Uses allowed within the Town Center West Planning Area

The Town Center West Planned Development allows for uses consistent with the El Dorado Hills Specific Plan and General Commercial zoning district Uses of service and retail nature are limited to those which are ancillary to and in support of the primary uses which are located within the development and will not exceed 60,000 square feet in total. The permitted retail uses included florist, restaurants, office supplies, fast food, boxing/shipping service, newsstand, stationers, hair salon, shoe repair, delicatessen, copy/printing service and service station.

Applicant has submitted building and grading permits for a 14,550 square foot drug store that will sell office supplies, medical supplies, food, flowers, and magazines. Because the drug store will be providing needed services and convenience to the businesses within the Center that are similar to the uses enumerated in Section 1.4 of the Development Plan and since the proposed uses will not worsen any identified impacts such as noise or traffic that were analyzed in the CEQA document for the project, the Board hereby finds that the use is consistent and appropriate for the site and that the Director's determination of consistency was correct.

2.4 The project is consistent with the Planned Square Footage for Planning Area E

The total planned square footage for Planning Area E of the Town Center West Development is 60,000 square feet with 35,000 square feet allocated toward Category C

(retail and services) uses. The proposed drug store would provide 14,550 square feet of the Category C uses. The project is consistent with the allocated square footage because it does not provide more square footage of retail than is permitted in the planning area; indeed, 20,450 square feet would remain available for other Category C uses.

2.5 The 24-hour operation will be consistent with the Town Center West Development

Development Plan contemplated 24-hour uses with manufacturing and research and development uses, which operate 24-hours in Planning Areas A, B, and D. The 24-hour drug store would be ancillary to the primary manufacturing and research and development uses in the Development Plan area. Therefore, the proposed drug store use would be consistent with the Development Plan and would support the 24-hour needs of the primary uses.

2.6 The project is consistent with the Commercial Design Guidelines which intended that the Town Center West “create an aesthetically pleasing environment” while priding for “commercial uses of a greater variety and at a higher intensity”.

The drug store will be located at a four-way intersection, with White Rock and Latrobe Roads. The project would not be adjacent to residential or agricultural uses; however it would be adjacent to research and development uses, and would help serve their employee base. The project has been designed to be consistent with the site planning criteria promoting overall circulation with the center.