

FINDINGS

General Plan Amendment A11-0004/Rezone Z11-0005/Tentative Parcel Map P11-0004/ Planned Development PD11-0003/Ponte Palmero Planning Commission/November 9, 2017

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Environmental Impact Report (EIR) together with the comments received during the public review process. The project will have significant effects on the environment which can be mitigated to less than significant with application of mitigation measures. Some of these identified impacts are significant and unavoidable, and to the extent these impacts can be lessened, measures have applied. Findings of support of these determinations have been prepared in compliance with CEQA.
- 1.2 The Planning Commission finds that through application of feasible conditions and mitigation measures placed on the project, potential impacts on the environment have been eliminated or substantially mitigated. A Mitigation Monitoring and Reporting Program (MMRP) have been adopted to ensure implementation of mitigation measures.
- 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 Planning and Building Department at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 **General Plan Land Use Element Policies 2.1.1.7 (Development in Community Region), 2.2.1.2 (Range of Land Uses), 2.1.1.5 (Development Intensity), 2.2.3.1 (Planned Development), 2.5.2.3 (Rezone), 2.2.5.21 (Development Compatibility);**

The project has been reviewed and verified for consistency with specific policies involving the type of project and its compatibility within its environment. The project site is located within the Community Region of Cameron Park where high-intensity, self-sustaining, compact urban-type development or suburban-type development is anticipated to occur and where public infrastructure and services including fire (Cameron Park Fire Department), police (County Sheriff), parks and recreation (Cameron Park Community Services District) and water and sewer (El Dorado Irrigation District) exist. The proposed facility is appropriately and conveniently located in proximity to these services as well similar uses and supporting medical and commercial services in the area. The planned development facility is consistent with the intensity (Floor-Area Ratio) of the Commercial land use designation while preserving sensitive resource areas.

- 2.2 **General Plan Transportation and Circulation Element Policies TC-Xa, (Concurrency) TC-Xd (Level of Service), TC-Xf (Level of Service), TC-Xg (Traffic Analysis), TC-Xh (Payment of Traffic Impact Fees), TC-4i (Connectivity);**

The project has been reviewed and verified for consistency with the specific traffic and circulation policies. The EIR included a traffic impact study analyzing impacts to Level

of Service (LOS) to roads proximity to the project, vehicle queing and pedestrian circulation. Given the nature of the project, the project was identified to not have significant impacts to public road infrastructure. The project would be required to obtain necessary permits to construct accesses connecting to Ponte Morino Drive and Valerio Drive. On-site walkways would be constructed and connected to existing sidewalks along Ponte Morino Drive. The project will be required to pay applicable traffic impact fees due at building permit issuance. The project was deemed complete for processing on July 18, 2011 prior to the effective date of Measure E on July 29, 2016 and is therefore not subject to Measure E policies.

2.3 General Plan Housing Element Policies HO4-1 (Congregate Care Facilities) and HO-5.2 (Application of Efficiency Standards);

The proposed use is a Congregate Care Facility providing independent housing needs along with specialty medical services. Construction of the proposed facility shall incorporate contemporary building and energy efficiency features.

2.4 General Plan Public Services and Utilities Element Policies 5.1.2.1, 5.1.2.3, 5.2.1.2 (Adequacy and Availability of Public Infrastructures), 5.2.1.3, 5.2.1.9 (Public Water), 5.3.1.1, 5.3.1.7 (Public Sewer), 5.4.1.1 (Storm Drainage Protection), 5.6.2.1 (Landscaping) 5.7.1.1, 5.7.2.1, 5.7.4.1 (Adequate Facilities for Emergency);

El Dorado Irrigation District (EID) would provide public water, sewer and recycled irrigation water to the facility. A network of storm drainage system would be constructed in accordance with County Design and Improvement standards. The facility has been designed to include water efficient landscaping, buildings equipped with emergency features, and site with sufficient circulation and access.

2.5 General Plan Health, Safety, Noise Element Policies 6.2.3.1, 6.2.3.2 (Fire Protection), 6.5.1.1, 6.5.1.2, 6.5.1.3, 6.5.1.6, 6.5.2.1, 6.8.1.1 (Noise Effects);

Potential noise effects (both transportation and non-transportation sources) has been evaluated in the EIR and determined to be less than significant with application of specific mitigation measures applied during construction phase of the project. Potential noise impacts associated with project operations were analyzed and determined to be less than significant. Standard building and construction materials for this type of facility that would minimize noise will be utilized.

2.6 General Plan Conservation and Open Space Element Policies 7.1.2.1 (Soil Disturbance), 7.3.1.1, 7.3.2.2 (BMP's and Erosion Control Program), 7.3.1.2 (Water Conservation).

As a Planned Development, project site design would avoid, to the extent possible, development of areas constrained by slope, topography, and sensitive resources. Standards Best Management Practices (BMP) and Storm Water Pollution Program measures shall be applied to during site construction. Landscaping for site shall implement water conservation measures.

3.0 ZONING FINDINGS

The proposed facility is consistent with the applicable development standards of the Zoning Ordinance including the type of use, setbacks, building height, parking, landscaping, site lighting. As a Planned Development, the project is consistent with the General Plan, physically suited to accommodate the facility, provide a desirable environment within its boundaries with on-site amenities, compatible with the surrounding uses and have direct access to public infrastructures and services.

4.0 SUBDIVISION ORDINANCE FINDINGS

4.1 That the proposed map is not consistent with applicable general and specific plans;

Subject to the proposed General Plan Amendment and Rezone, the tentative parcel map for the project would be consistent with the applicable policies of the General Plan.

4.2 That the design or improvement of the proposed division is not consistent with applicable general and specific plans;

The project design and improvement is consistent with policies of the General Plan involving intensity, aesthetics, utilities, site disturbance, and resource preservation.

4.3 That the site is not physically suitable for the type of development;

4.4 That the site is not physically suitable for the proposed density of development;

The site is physically suited to accommodate the proposed type and intensity development involving siting of facility on unconstrained areas, availability of public infrastructures including water, sewer and road, and compatibility with surrounding uses.

4.5 That the design of the division or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat;

An Environmental Impact Report has been prepared for the project which analyzes the potential impacts to the environment. Though unavoidable, the EIR identified significant impacts to specific habitat and species on site and mitigation measures have been identified that would minimize the impacts to a lesser extent possible.

4.6 That the design of the division or the type of improvements is likely to cause serious public health hazards;

Implementation of the proposed facility would be conducted in accordance with the applicable County and agency standards as conditioned and mitigation measures from Mitigation Monitoring Reporting Program for the EIR.

4.7 **That the design of the division or the improvements are not suitable to allow for compliance of the requirements of Public Resources Code § 4291;**

The project design incorporates and implements measures from the approved Wild Fire Safety Plan, in accordance with Public Resources Code Section 4291.

4.8 **That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the approving authority may approve a map if it finds that alternate easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

All applicable easements has been identified as part of materials and exhibits or conditioned accordingly.