

FINDINGS

Planned Development PD15-0003/El Dorado Hills Memory Care (The Pavilions) Planning Commission/June 9, 2016

1.0 CEQA FINDINGS

An Initial Study has been conducted to determine the project's potential effects on the environment. Based on the Initial Study, a Mitigated Negative Declaration concluding that specific impacts to Biological Resources (sensitive bird and raptor habitat, on-site riparian areas, and oak canopy) have been identified requiring mitigation measures to minimize the effects to a less than significant level. These measures are included in the Mitigation Monitoring Reporting Program (MMRP).

2.0 ADMINISTRATIVE FINDINGS

2.1 General Plan

2.1.1 Land Use Element- General Plan Policy 2.1.1.7 (Applicable General Plan Policies and Timing of Development within Community Region).

The project is within the Community Region of El Dorado Hills where public infrastructures such as roads and utility exist. The project would construct, extend and/or upgrade on- and off-site infrastructures necessary to serve the proposed development.

2.1.2 Land Use Element- General Plan Policies 2.2.1.2 (Land Use Type) and 2.2.5.9, 2.2.5.21 (Compatibility).

The project site is designated as Commercial. As a community care facility, the El Dorado Hills Memory Care facility is an appropriate use on parcels with this designation and provides specialized medical service in support of the existing uses in the community. The facility has been designed compatible with the existing development as involves site planning, access and preservation of resources.

2.1.3 Land Use Element- General Plan Policy 2.2.3.1 (Application of Planned Development).

The proposed facility employs Planned Development techniques such as preservation of resources and reserving 52% of the site as open, undisturbed areas.

2.1.4 Circulation and Transportation Element- General Plan Policies TC-Xa, TC-Xd, TC-Xe (Levels of Service and Concurrency) and TC-4i, TC-5b (Connectivity).

As analyzed, the project has been determined to not worsen the existing LOS in the area. As conditioned, payment of standard traffic impact mitigation (TIM) fees shall be required prior to issuance of the residential building permits. On-site

connectivity would be extended into the existing and proposed sidewalks along project frontage, which provides connectivity outside of the facility.

2.1.5 Housing Element 4.1 (Congregate Care Facilities).

This project meets this policy as this facility is also classified as Congregate Care Facility.

2.1.6 Public Services and Utility Element- General Plan Policies 5.1.2.1, 5.1.2.2, 5.1.2.3, 5.2.1, 5.2.1.3, 5.3.1.1, 5.7.1.1 (Adequacy of Public Utility for Water and Sewer Services).

The proposed development is within the El Dorado Irrigation District (EID) service area where public water and sewer utilities currently exist. The development would be required to improve, upgrade, and connect to these infrastructures in order to obtain the service. A Facility Plan Report (FPR), which details the necessary facility improvements for the project, would be required subject to review and approval by EID. An EID meter award letter would be required as proof of rights to service prior to issuance of building permit. Fire suppression standards and design shall be coordinated with the El Dorado Hills Fire Department prior to issuance of building permit.

2.1.7 Public Services and Utility Element- General Plan Policies 5.4.1.1, 5.4.1.2 (Drainage and Erosion).

The facility has been designed to address storm drainage using a network of drainage facilities, subject to DISM construction standards. Best Management Practices and standard erosion measures shall be enforced in order to minimize erosion effects during site construction.

2.1.8 Health and Safety Element- General Plan Policies 6.2.2.1, 6.2.3.1 and 6.2.3.2 (Fire Protection Services).

The project is located within the El Dorado Hills Community Region, where fire protection service is provided by El Dorado Hills Fire Department. This site is designated as moderate in terms of fire hazard. Specific project conditions of approval, including minimum access points and driveway standards, shall be applied, subject to verification by the department prior to any construction.

2.1.9 Health, Safety and Noise Element 6.5.1.1, 6.5.1.6, 6.5.1.11, 6.5.1.12, 6.5.1.13 (Noise Standards).

The project has been evaluated for potential noise impacts, which have been determined to be insignificant based on project design and site setting.

2.1.10 Health, Safety and Noise Element 6.7.7.1 (Air Quality).

An Air Quality and Greenhouse Gas Analysis has been prepared for the project and determined that the project's construction and operational impacts to be insignificant with application of AQMD standard rules.

2.1.11 Conservation and Open Space Element 7.3.2.2 (Erosion).

The project shall be required to adhere to the County's erosion control program.

2.1.12 Conservation and Open Space Element 7.3.3.4, 7.3.3.5 (Riparian Areas).

Existing drainage swales and riparian areas shall be avoided as part of project design.

2.1.13 Conservation and Open Space Element- General Plan Policy 7.4.4.4 (Option A-Oak Tree Canopy Retention and Replacement).

Phase 1 of the facility has been designed consistent with the provisions of General Plan Policy 7.4.4.4 Option A. This amount of canopy removed would be replaced via on-site replanting within designated areas of the site.

2.2 Zoning

The project is consistent with the Zoning Ordinance including provisions under Community Commercial Zone District (Chapter 130.22), Planned Development (Chapter 130.28) and Parking and Loading (Chapter 130.35). Subject to a Planned Development Permit, the facility is an allowed use under the zone district and meets the minimum development standards including building setbacks, height coverage, on-site parking, and landscaping.

As a Planned Development, the propose project is consistent with the General Plan with application of appropriate facility siting and design that minimizes unnecessary impact disturbance, preserves of on-site biological resources, and maintains compatibility with the surrounding uses in the neighborhood.