

**EL DORADO COUNTY DEVELOPMENT SERVICES
STAFF REPORT**



Agenda of: August 24, 2006

Item No.: 9.a.

Staff: Lisa Burke

SPECIAL USE PERMIT

FILE NUMBER: S05-0042

APPLICANT: Snowline Hospice of El Dorado County, Inc.

AGENT: Susan Dorsey

REQUEST: Special use permit to allow a 15,000 square foot building (8,700 square feet for administrative uses and 6,300 square feet for a six-bed hospice) to be used as the Snowline Hospice.

LOCATION: South side of Pleasant Valley Road/State Route 49, approximately 500 feet east of the intersection of Oakdell Road, in the El Dorado area of El Dorado County. (Exhibit A)

APN: 331-301-18 (formerly Assessor's Parcel Number 331-301-15; Boundary Line Adjustment BLA05-113 approved April 2006)

ACREAGE: 4.0 acres

GENERAL PLAN: Multi-Family Residential (MFR) (Exhibit B)

ZONING: One-family Residential (R1) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND: The parcel is located in a residential section of the El Dorado area. The parcel was approved in 1990 for the Sacred Space facility which was never built. During the special use permit processing, the applicant completed a boundary line adjustment (BLA05-113). The project site is vacant pending approval of this application. Snowline Hospice will start construction as soon as possible if the project is approved, since their lease on their current location expires in April 2007.

STAFF ANALYSIS

Project Description: The applicant is requesting a special use permit to construct a 15,000 square foot building to be used as the Snowline Hospice (Exhibit D). Snowline Hospice is a community based Medicare Certified Hospice Program that provides end of life comfort care to individuals diagnosed with terminal illness exhibiting a prognosis of six months or less survival. The clinical team of Snowline Hospice is comprised of registered nurses, social workers, spiritual care providers, volunteers, a medical director, and grief services. Snowline Hospice serves the Western Slope of El Dorado County and Folsom.

The Snowline Hospice building will be separated into two areas. The first area is the In-Home Services area. This area is established to house the out-patient clinical team and administrative staff. This area will be 8,700 square feet in size. The second area of the building will be the Hospice Home. This is a six-bed, inpatient facility designed to provide a homelike setting for patients requiring a level of care that cannot be provided in a private residence. The three elements related to need are 1) respite care – this type of care is designed for caregivers who have suffered burn out and need a break, 2) symptom control – this provides the care for patients who require 24-hour nursing care to keep pain and other symptoms under control, 3) the patient has no where to go or does not have a caregiver-as patients decline, there periodically exists a situation where the patient must vacate their private residence or have no one to care for them on a daily basis. This area will encompass 6,300 square feet.

Site Description: The project area lies at an elevation of approximately 1,500 feet above mean sea level. The parcel is 4.0 acres in size and is currently vacant. Vegetation on the site is characterized by oak trees, pine trees, manzanita, and other brushes/grasses. The site will be accessed from Pleasant Valley Road/State Route 49 by a 40 foot easement located through an adjacent parcel.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R1	MFR	Undeveloped
North	MP	HDR	Mobile home park
East	R1A	HDR	Single Family Residential
South	A	PF	Charles Brown School
West	R1/R2	MDR	Residential

Discussion: The surrounding land uses consist of residential parcels, including single family residential, and a mobile home park. The Charles Brown School is located to the south of the project site. The proposed use is allowed in the R1 Zone District with a special use permit

General Plan: The General Plan designates the subject site as Multi Family Residential. General Plan Policy 2.2.5.9 applies to this project and states, “The County recognizes the need to allow certain types of extended family support services and institutional uses in areas in which residential uses are allowed on the General Plan land use map. The policy recognizes the need to provide for support services to both the urban and rural residential areas throughout the County. While allowing for the establishment of such support services, this policy will protect the residential areas by only allowing establishment of such support services with a special use permit. This will require a finding that the establishment of the uses will have no significant adverse effect on surrounding properties or the permitted uses thereof. The proposed project meets the intent of the General Plan policy.

The project requires the removal of several trees. General Plan Policy 7.4.4.4. requires that the project retain 90 percent of the existing oak tree canopy. The project will require removal of four oak trees that are in the right-of-way in order to construct the access road (Exhibit E). The project will retain 90 percent of the existing oak tree canopy even with the removal of the trees. In order to reduce the project impacts to less than significant, mitigation measures were placed on the project as part of the mitigated negative declaration. The project also includes landscaping of the parking lot areas (Exhibit F).

Conclusion: The project is a hospice facility that will provide a support service to the community. As discussed above, staff finds that the project, as proposed/conditioned, conforms to the General Plan.

Zoning: The project site is zoned One-family Residential (R1). Section 17.28.030 of the Zoning Ordinance lists the proposed use as allowed with a special use permit. In order to approve the use, the approving authority must find that the use is consistent with the General Plan and would not be detrimental to the public health, safety and welfare nor injurious to the neighborhood.

The project is required by the Zoning Code to have 51 parking spaces (35 for the administrative offices and 16 for the hospice). The applicant is proposing a total of 60 parking spaces, including the handicapped and compact parking spaces. A 12 foot by 40 foot loading zone is also being provided. Therefore, the project meets and exceeds the parking requirements as outlined in the Zoning Code.

Conclusion: The project is consistent with the zoning code in relation to allowed use and parking. Based on comments received from public agencies and staff review of the project, staff finds that the project would not be detrimental to the public health, safety, and welfare and would not be injurious to the neighborhood.

Design: The proposed hospice is a single story building with access through a main entrance as shown on the west side elevation with a double door entrance (Exhibits G and H). The exterior

finish consists of plaster walls with stone veneer accents and a composition roof. The plaster walls will be Dryvit #380 Chocolate Mousse with accent colors for the roof gutter fascia trim, window sash, other accents consisting of Dryvit #310 China White and Dryvit #346 Patchwood. Stone veneer will be used as an architectural feature on various locations for the building on all the elevations. The stone veneer to be utilized is Coronado Eastern Ledge, Carmel Mountain. The building will have a composition roof in GAF Grand Timberline Weathered Shake blend.

The project will also include one monument sign that will be nine feet wide and seven feet tall. The sign will not be illuminated and will include metal dimensional letters that are stand-off mounted. The sign will have a stone veneer (Coronado Eastern Ledge, Carmel Mountain) that will match the stone used on the main building.

Agency and Public Comments: The following agencies provided comments on this application:

Diamond Springs/El Dorado Fire Protection District
El Dorado County Environmental Management Department
El Dorado County Resource Conservation District
El Dorado County Department of Transportation
El Dorado County Office of the Surveyor

The El Dorado Fire Protection District, Department of Transportation and the Environmental Management Department provided conditions for approval. All other agencies contacted had no specific concerns regarding the proposed special use permit.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Environmental Checklist with Discussion attached) to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Mitigated Negative Declaration has been prepared.

This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).

RECOMMENDATION: Staff recommends the Commission take the following action:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
2. Approve the special use permit based on the findings in Attachment 2, subject to the conditions in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1Conditions of Approval
Attachment 2Findings

Exhibit AVicinity Map
Exhibit BGeneral Plan Land Use Map
Exhibit CZoning Map
Exhibit DSite Plan
Exhibit ETree Preservation Plan
Exhibit FTree Planting Plan
Exhibit GElevations
Exhibit HElevations
Exhibit IInitial Study
Exhibit JMitigation Monitoring and Report Program

ATTACHMENT 1

CONDITIONS OF APPROVAL

FILE NUMBER S05-0042

MITIGATION MEASURES

1. Visual surveys for nesting raptors in mature oaks and pines within and adjacent to the area of disturbance (i.e., areas slated for construction or grading) will be performed at least one week prior to construction if construction occurs between March and August (raptor breeding season); otherwise surveys are not needed.
2. Landscape plans shall be provided that show the planting of 41 valley oaks trees on the parcels where the trees were removed.
3. Container trees will be planted in the fall after the leaf drop for best results. When planting container trees, holes shall be dug twice the width and depth of container size. Root mass should be sliced vertically 2 to 3 times on root ball to prevent root girdling. Roots should be gently pulled apart and planted with organic planting mix. Vitamin B-1 is recommended to accelerate root growth. A dirt mound shall be installed around the hole to help hold water in around tree. Mulch shall be applied around tree to slow evaporation of water. Two stakes shall be installed firmly around tree. A broad flexible material shall be used to attach trees to stakes and are to be removed after the growing season.
4. Trees will be fertilized in the fall when roots are active, using a slow controlled release formula. The trees shall be irrigated every two to three days for the first three months. Irrigation shall be a drip system with automatic controller.
5. The trees shall be inspected weekly for the period of one year for signs of shock and ensure that water is adequate, and that the stakes are in place.

CONDITIONS OF APPROVAL

El Dorado County Planning Services

6. The project, as approved, consists of the following: A 15,000 square foot building (8,700 square feet for administrative uses and 6,300 square feet for a six-bed hospice) to be used as the Snowline Hospice.
7. All site improvements shall conform to the site plan(s), landscape plans, elevations, and color material boards as submitted and approved (Exhibits D – H).
8. The road alignment shall be modified to comply with the oak tree retention requirements of Policy 7.4.4.4, subject to Development Services Director approval prior to issuance of any grading and/or building permits.

9. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until an archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource item. Grading and construction activities may resume after the appropriate measures are taken or the site is determined not to be of significance.

Department of Transportation

10. The applicant shall make the following improvements subject to a Caltrans encroachment permit.
 - a. Applicant shall submit plans and encroachment permit application for this work prior to or concurrently with application for grading permit for site work, and plans shall be approved by Caltrans and the County prior to commencement of on-site grading. This work must be substantially complete, as determined by the Department of Transportation, prior to occupancy of the site.
 - b. The applicant shall construct a Standard Plan 103D entrance to the project.
11. The applicant shall construct pavement widening with a Class II bicycle lane as required by Caltrans, with Type 2 vertical curb and gutter sidewalk and six foot wide sidewalk, along the project frontage on State Route 49.
12. The applicant shall join and/or form an entity, satisfactory to the County, to maintain all roads not maintained by the County, for the access road that is required for access to County or State maintained roads.
13. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance*, and the State of California Handicapped Accessibility Standards. The improvements shall be substantially completed, to the approval of the Department of Transportation, prior to occupancy.
14. The applicant shall pay the traffic impact fees in effect at the time a building permit is issued.
15. If blasting activities are to occur in conjunction with grading or improvements, the applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.

16. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
17. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible fire protection district.
18. The emergency vehicle circulation requirements for roads and driveways, and the location of hydrants, shall be shown on the improvement plans, which shall be subject to the approval of the responsible fire protection district. The Department of Transportation will require plans to meet Fire Safe Standards, but only the responsible Fire Protection District may waive or relax those Fire Safe Standards.
19. If human remains are discovered at any time during the grading or improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Director of Development Services.
20. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
21. Any import or export to be deposited within El Dorado County shall require an additional grading permit for that offsite grading.
22. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
23. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of Transportation with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.

Diamond Springs/El Dorado Fire Protection District

24. The developer shall meet with the fire protection district to determine where the proper fire lanes shall be installed and identified at the site.

25. All applicable Building and Fire Codes shall be adhered to and determined when a full set of building and site plans are received by the fire protection district
26. Diamond Springs/El Dorado Fire Protection District Ordinance 89-1 requires any new building (Except "E" and "R" occupancies) that meets or exceeds 3,600 square feet, is two stories or more or 35 feet in height or more, shall be equipped with an automatic fire sprinkler system. The fire sprinkler system shall extend and cover all areas of the building.
27. A fire flow of a minimum of 1,500 gallons per minute for the duration of two hours at a minimum 20 p.s.i. shall be provided for any future development.
28. A knox box shall be installed per District Requirements to be monitored with an electrical shunt.
29. A fire hydrant shall be installed, in compliance with the provisions of the C.F.C. Section 903, so that they will be within 150 feet of any portion of any new buildings, in a location acceptable to the Diamond Springs-El Dorado Fire Protection District.
30. Fire Department Connection Placement shall be approved by the fire district.
31. Fire apparatus access roads shall be provided in accordance with Sections 901 and 902.2 for every facility, building or a portion of a building hereafter constructed or moved into the jurisdiction when any portion of the facility or any portion of the exterior wall of the first story of the building is located more that 150 feet from the fire apparatus access as measured by an approved route around the exterior of the building or facility.
32. The roadway shall meet the El Dorado Fire Safe Regulations Title 1, Article 2.
33. Fuel modification around the structure shall meet the El Dorado County Fire Safe Regulations Fuel Modification Standards Title 14, Article 5.

El Dorado County Environmental Management Department- Environmental Health Division

34. Pursuant to El Dorado County Solid Waste Management Ordinance, Chapter 8.42, the applicant will need to provide an adequate space within each solid waste enclosure to accommodate both mixed solid waste (i.e. garbage) and recyclable bins.
35. Before building permits are be issued for the development, plans for the adequacy, accessibility, convenience, and location of solid waste and recyclable containers and storage facilities must be approved by the County Building, Planning and Environmental Management Departments and the respective (solid waste) franchisee.

Environmental Health Department – Air Quality Division

36. District Rules 223, 223.1 and 223.2, which address the regulations and mitigation measures for fugitive dust emissions and asbestos emissions, shall be adhered to during the construction process.
37. The appropriate Fugitive Dust Plan (FDP) application or Asbestos Dust Mitigation Plan (ADMP) application shall be submitted to and approved by the District prior to the start of project construction.
38. Project construction for the road should adhere to District Rule 224, Cutback and Emulsified Asphalt paving materials, and the County Ordinance concerning asbestos dust.
39. Burning of wastes that result from “Land Development Clearing” must be permitted through the District. Only vegetative waste materials may be disposed of using an open outdoor fire (Rule 300 Open Burning).
40. The project construction will involve the application of architectural coating, which shall adhere to District Rule 215 Architectural Coatings.

ATTACHMENT 2 **FINDINGS**

FILE NUMBER S05-0042

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:

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

~~1.1 The proposed project will not have a significant effect on the environment, based on the analysis contained in the Initial Study, and a Mitigated Negative Declaration has been filed. This project is found to be de minimis (having no effect on fish and game resources). Pursuant to Resolution No. 240-93, a \$35.⁰⁰ processing fee is required by the County Recorder to file the Notice of Determination and Certificate of Fee Exemption with the State in accordance with State Legislation (California Fish and Game Code Section 711.4).~~

~~1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of Planning Services at 2850 Fairlane Court, Placerville, CA.~~

1.1 The Planning Commission 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. A de minimis finding on the project's effect on fish and wildlife resources cannot be found and the project is therefore subject to the payment of State Fish and Game fees pursuant to State Legislation (California Fish and Game Code Section 711.4).

1.2 The Planning Commission 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 ADMINISTRATIVE FINDINGS

2.1 Special Use Permit

2.1.1 The proposed use is consistent with the policies in the El Dorado County General Plan and as discussed in the General Plan section of this staff report.

2.1.2 The proposed 15,000 square foot building for Snowline Hospice use is found to comply with the requirements of Chapter 17.28.030 (R1 Zone District: “Uses Requiring Special Use Permit”) and Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety, and welfare, or injurious to the neighborhood, based on the conclusions contained in the staff report, ~~and~~ the analysis of potential impacts in the Initial Study, subject to the conditions and mitigation measures in Attachment 1 to S05-0042.