

**EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR STAFF REPORT**



Agenda of: February 6, 2008

Item No.: 5.a

Staff: Pat Kelly

SPECIAL USE PERMIT-REVISION

FILE NUMBER: S02-0027R/Marble Valley School

APPLICANT: Dagny Merrill

REQUEST: Special Use Permit-Revision to allow an existing private pre-school and kindergarten through 8th grade to legalize the expansion into two (2) leased buildings (17,000 square feet) located within the El Dorado Hills Business Park and to legalize the increase in student population from 90 to 162 students.

LOCATION: On the west side of Windplay Drive, approximately 500 feet southwest of the intersection with Windfield Drive in the El Dorado Hills Business Park in the El Dorado Hills area, Supervisorial District II. (Exhibit A).

APN: 117-060-52 (Building 5001) and 117-060-53 (Building 5003)

ACREAGE: 23,040 square feet (leasing approximately 17,000 square feet)

GENERAL PLAN: Research and Development (R & D) (Exhibit B)

ZONING: Research and Development (R & D) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically exempt pursuant to Section 15301(a) of CEQA Guidelines

SUMMARY RECOMMENDATION: Conditional Approval

BACKGROUND

In 2001, the Planning Commission reviewed several requests to continue or expand existing private schools and/or churches within the El Dorado Hills Business Park in the Research and Development zone district. In one instance, the Planning Commission denied a request to continue operating a

church school within the El Dorado Hills Business Park. This decision was appealed to the Board of Supervisors, which approved the request of the church school to continue to operate within the Business Park. The Board of Supervisors directed Planning staff to initiate a Zoning Ordinance Text Amendment to address the issue of allowing schools and churches within the Research and Development zone district. On July 16, 2002, the Board of Supervisors adopted Ordinance No. 4603, which amended Section 17.35.025 of the County Code allowing "*Churches and other places of worship, independent day care facilities, and elementary and secondary schools subject to providing the following information...*". The proposed use may be permitted in the Research and Development zone district, pursuant to Section 17.35.025.B of the County Code.

The approval under Special Use Permit S02-0027 included the use of approximately 6,000 square feet of an existing building (APN 117-060-52) and a small fenced exterior play area for a private pre-school and kindergarten through 8th grade. A maximum of 90 students and seven staff persons were permitted. The approved hours of operation were from 8:00 a.m. to 3:15 p.m.

Staff prepared an Initial Study (Environmental Checklist with Discussion) to determine if the project would have a significant effect on the environment. Based on the Initial Study staff determined that there would not be a significant effect on the environment, and a Negative Declaration was prepared.

Special Use Permit S02-0027 was denied by the Planning Commission on May 22, 2003. An appeal was filed on May 23, 2003, which was heard by the Board of Supervisors on June 17, 2003. The Board of Supervisors upheld the appeal and adopted the Negative Declaration and approved Special Use Permit S02-0027 subject to conditions of approval on June, 2003.

After approval of Special Use Permit S02-0027 the applicant expanded the subject property lease to add approximately 11,000 square feet of building space which included the use of the entire 11,800 square foot building (APN 117-060-52) of which the applicant was permitted to use approximately 6,000 square feet under Special Use Permit S02-0027, and a portion, (5,200 square feet) of an adjacent building (APN 117-060-53), which provides 17,000 square feet utilized for school operations (Exhibit E). Presently, the student enrollment is 132 students, exceeding the permitted 90 students. The expanded 17,000 square foot building received a building permit from Building Services on August 15, 2003. A Special Use Permit-Revision for the expansion was requested at that time. The El Dorado Hills Fire Department has worked with the Marble Valley School staff and owner of the buildings over the past construction projects to insure that the facility would be in compliance with the fire safety code requirements. Planning Services has established a policy to allow a use to continue provided there are no health and safety code issues and a Special Use Permit-Revision application has been diligently pursued as required by the County Zoning Ordinance.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the permit requests, and issues for Zoning Administrator consideration are provided in the following sections.

Project Description

The applicant is requesting a Special Use Permit-Revision to legalize the expansion of the school operation from 6,000 square feet in one (1) existing building (Building number 5001) being a designated parcel, (APN 117-060-52) to 17,000 square feet, occupying two (2) existing buildings, (Building numbers 5001 and 5003) being two (2) designated parcels (APN 117-060-52 and 117-060-53), located within the El Dorado Hills Business Park and to legalize the increase in student population from ninety (90) to one-hundred-sixty-two (162) students as well as increasing the staff from seven (7) to seventeen (17). The school hours of operation would be between 8:00 a.m. to 5:00 p.m., Monday through Friday. The existing building space would be for classrooms, reception area, business offices, teachers’ rooms, an art room, storage closets, bathrooms and a library. No building additions are proposed. No food would be prepared or stored at the subject property site.

Site Description

The subject parcels are 23,040 square feet in size and were created through a Commercial Parcel Map/Planned Development application (P04-0030/PD-94-10). The request would expand the subject property lease to include an additional 11,000 square feet for school operations. No structural additions or changes to the buildings are proposed under this Special Use Permit-Revision.

The small fenced area located between Building Nos. 5001 and 5003 (Exhibit E) has been designated a playground for the school. The area was originally designed as a portion of an emergency access road. The El Dorado Hills Fire Department approved the use of the area for an outdoor play area under Special Use Permit (S93-0021) for the Golden Hills School.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	R&D	R&D	Office/Commercial Building
North	R&D	R&D	Office/Industrial Building
South	R&D	R&D	Office/Industrial Building
East	R&D	R&D	Office/Industrial Building
West	AP	CC-SP	Commercial/Carson Creek Specific Plan

General Plan: The 2004 General Plan land use map designates the project site as being within the Research and Development (R&D) land use designation. Policy 2.2.1.2 designates the R&D land use as “areas for the location of high technology, non-polluting manufacturing plants, research and development facilities, corporate/industrial offices, and support service facilities in a rural or campus-like setting which ensures a high quality, aesthetic environment. This designation is highly appropriate for the business park/employment center concept. Land designated as R&D can be located in Community regions and in Rural Centers.”

Discussion: This Special Use Permit-Revision has been reviewed in accordance with the El Dorado County 2004 General Plan policies, and it has been determined that the project is consistent with all applicable policies. As proposed, the project is consistent with the Research and Development (R&D) land use designation as defined within General Plan Policy 2.2.1.2 because the R&D land use designation permits such uses where the character of an area is maintained in a campus-like setting. Finding of consistency with the General Plan are provided in Attachment 2.

Policy 2.2.5.2 states, “All applications for discretionary projects or permits including, but not limited to, General Plan amendments, zoning boundary amendments, tentative maps, maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. No approval shall be granted unless a finding is made that the project or permit is consistent with the General Plan.”

Discussion: The proposed use of the subject property for a Special Use Permit-Revision to allow the expansion of an existing private school is consistent with the types of uses encouraged by this policy.

Zoning: The proposed use may be permitted in the Research and Development (R&D) zone district, under a Special Use Permit pursuant to Section 17.35.025 (B) of the Zoning Code. Under Section 17.35.025 (B) of the Zoning Code the following information must be provided:

1. **Location.** The location of churches, places of worship, independent day care facilities or schools shall be evaluated as their proximate to industrial uses that use or produce hazardous or toxic chemicals. The applicant shall submit a site plan indicating the adjacent uses and the distance from the uses to determine whether sensitive receptors would be exposed to hazardous conditions.

Discussion: The Windplay Business Center is located north of the subject property site. The manufacturing or production of hazardous or toxic chemicals does not occur within the Center. The office tenant across Windplay Drive and east of the subject project site does not manufacture or produce hazardous or toxic chemicals. A poster warehouse is located south of the subject property site. Manufacturing or production of hazardous or toxic chemicals does not occur at this site. Office tenants located west of the subject project site does not manufacture or produce hazardous or toxic chemicals.

According to the El Dorado County Environmental Management District, none of the surrounding businesses/parcels have hazardous material records on file except for Healthtech Mobile Services located at 5005 Windplay Drive, approximately 250 feet north of the project site. Healthtech Mobile Services is a relatively small home health care business that provides medical supplies and services to the El Dorado Hills area. Healthtech Mobile Services temporarily transports and stores medical waste on-site in accordance with all local, state and federal regulations. The medical waste is picked up and transported, on a weekly basis, to an approved off-site facility for proper disposal. Due to the small scale of the operation it is not expected that use would impact the school. Furthermore, children at the applicant’s school

would be under constant supervision and at no time be near, or have access to the adjacent businesses. Based on the submitted information and a site visit by staff, there are no adjoining industrial or manufacturing uses that would create toxic fumes, or use chemicals or other hazardous materials that would impact the school.

Section 17.35.010 of the Zoning Code establishes the purpose of the Research and Development zone district as follows: “The purpose of the Research and Development zone district is to provide areas for the location of high technology, non-polluting manufacturing plants, and related facilities in a campus like setting. This zone district shall be combined with a design review district to ensure a high quality, aesthetic environment.”

No uses may be conducted partially or wholly outside a building without the approval of a Special Use Permit. Additionally, any use, which creates measurable dust, noise, air or water pollutants, or significant noise, are not allowed under the performance standards specified in Section 17.35.020 (G) of the Zoning Code. Therefore, any industrial or manufacturing use that may store materials outside of a building may only be approved through the issuance of a Special Use Permit.

2. Occupancy and Use. The assembly occupancy (sanctuary seating) for a church or place of worship and the student enrollment for a school shall be evaluated for building safety and circulation. The applicant shall provide occupancy or student enrollment information with the Special Use Permit application.

Discussion: This Special Use Permit-Revision includes a request to increase the student enrollment from a maximum of 90 students to a maximum of 162 students, as well as increasing the staff from seven to seventeen, and allow expansion of its operation from approximately 6,000 square feet to 17,000 square feet. The occupant rating for Building 500 (APN 117-060-52 and Building 5003 (APN 117-060-53) is 404 persons. This request to increase number of students and staff would not exceed the allowed occupancy rating.

3. Hours of Operation. Hours of operation of the church or place of worship, or school facility shall not conflict with other uses in the building with regard to noise, parking, and building safety.

Discussion: The information submitted by the applicant establishes the hours of operation for the school being from 8:15 a.m. to 5:00 p.m. The school would be in session from 8:30 a.m. to 3:30 p.m. The morning start time would be similar to the hours of operation of adjoining site tenants. The closing session time of the school would not conflict with the hours of operation of adjoining tenants.

The applicant developed a drop-off zone circulation plan that was approved by the El Dorado Hills Fire Department. The traffic to drop-off and pick-up students would be directed to move south on Windplay Drive and move to the west side of Windplay Drive, forming a single line of cars when waiting to enter the common area south of the project subject property. There would be two drop-off and pick-up areas, one for Building 5001 and one for

Building 5003 (Exhibit E). School personnel would be outside to direct traffic flow and to maintain the orderly drop-off and pick-up of students. The drop-off times would be: 8:15 a.m. to 8:45 a.m. for preschool through eight grades and 12:15 p.m. to 12:25 p.m. for pre-school and kindergarten (afternoon half-day) students. Pick-up times would be: 11:30 a.m. to 11:40 a.m. for preschool and kindergarten (morning half-day) students and 3:00 p.m. to 3:35 p.m. for preschool through eight grades. A staggered class/grade starting and ending schedule has been established to reduce traffic and parking conflicts with adjoining tenants of the Windplay Office Center:

Class/Grade	Start	End
Kindergarten (AM)	8:20 a.m.	11:30 a.m.
Pre-School (AM)	8:30 a.m.	11:20 a.m.
Kindergarten(PM)	12:05 p.m.	3:15 p.m.
Pre-School(PM)	12:15 p.m.	3:25 p.m.
Grades 1-4	8:40 a.m.	3:00 p.m.
Grades 5-8	8:50 a.m.	3:10 p.m.

4. Noise. The use shall comply with the interior and exterior noise level standards established in Table 6-1 of the El Dorado County General Plan. An acoustical analysis shall be submitted with the Special Use Permit applicant to verify compliance of these requirements.

Discussion: As proposed, the proposed request would be consistent with General Plan Policy 6.5.1.8 as the proposed use would not be exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 6-1 within the General Plan. The project would not be located in an area exposed to existing noise levels exceeding the performance standards contained in Table 6-1 and Table 6-2 within the General Plan. As such, an acoustical analysis was not provided as part of the project application submittal. The project would not generate noise levels exceeding the performance standards contained in table 6-1 and Table 6-2 within the General Plan.

5. Parking. Parking shall be provided as required by Section 17.18 of the County Code. If the church or school use would not operate at the same time and day of the week as other uses within the building, the parking requirement may be satisfied through a shared parking program. In all cases, parking shall be provided for the most parking intensive use. The applicant shall provide a complete parking plan with the Special Use Permit application. The parking plan shall include an over-flow parking plan for assemblies and special events, and shall include a drop-off

zone for school uses. The drop-off zone shall be designed to not interfere with the parking lot circulation and shall be designed to accommodate a minimum of 15 vehicles.

Discussion: The school expansion would be located in a leased area of approximately 17,000 square feet. Parking for the Windplay Office Center was established by requiring one parking space per 250 square feet of office floor area. This resulted in 68 on-site parking spaces being designated for the suite being leased by the school. Section 17.18.060 (22) (pre-schools, nursery schools, and daycare) establishes that there be one parking space for each 5 children, or 1 parking space for each 10 children if a drop-off area is provided. In this Special Use Permit-Revision 162 students are proposed. A drop-off area would be provided, therefore, a minimum of 16 on-site parking spaces would be required using the above standard. This would be less than what is allocated to the leased area. No on-site special assemblies are proposed.

6. Playground/Ball Field. A proposed school or church providing school facilities shall provide sufficient age-appropriate outdoor play areas on the site, or directly adjacent to the site of the school or church to accommodate the number of children anticipated or approved by the Special Use Permit. If an adjacent site is to be utilized for the play area, a written, binding and recorded agreement with the adjacent landowner for use site shall be required. The utilization of parking and/or loading areas for outdoor play areas shall be prohibited. All playground and ball fields shall be completely enclosed by a six (6) foot tall fence.

Discussion: The small fenced exterior play area located between Building 5001 and 5003 permitted for a school playground area (Exhibit E) was originally designed as a portion of an emergency access road. The El Dorado Hills Fire Department approved the outdoor play area under Special Use Permit (S93-0021) for the Golden Hills School. A second area designed as an access area located behind (south) of Building 5001 and adjacent to Windplay Drive would be used for an exterior play area (Exhibit E) for students. The El Dorado Fire Department has been working with the applicant to assure the designated play area would be accessible for safety equipment and personnel. The El Dorado Fire Department conditions are proved in the Conditions of Approval, Attachment 1, of this staff report.

7. Build-out. No more than five (5) percent of the land area within the Research and Development (R&D) zone district shall be developed by the proposed staff.

Discussion: The El Dorado Hills Business Park comprises a total of 893 acres of land located within the R&D zone district. At this time it has been determined that five (5) percent of the 893 acres would allow 44.65 acres of land to be used for churches or private schools. Currently, 15.8 acres of land are being used for churches and private schools in the business Park, leaving 28.85 acres available for future schools or churches. The project encompasses .53 acres, therefore can be allowed in the Business Park.

8. Traffic/Circulation. A circulation plan shall be submitted for school uses to determine whether a 15-vehicle loading and unloading area has been provided. A project specific traffic study shall be submitted for each discretionary project to determine whether the project would create, or

significantly contribute to non-peak and peak period traffic congestion below the required Level of Service.

Discussion: The applicant submitted a circulation plan (Exhibit F) showing the location of the drop-off zone and the circulation pattern for vehicles dropping off students at the school. The Department of Transportation determined that a project specific traffic study would not be necessary as the project would not have the potential to generate trips that adversely impact the roads or intersections. The project would pay appropriate traffic impact fees.

Agency and Public Comments

El Dorado County Department of Transportation: The applicant shall pay the applicable traffic impact fees in effect at the time a building application is deemed complete.

El Dorado Fire Department: The applicant, and the owner of the property, is required to submit a plan which would provide a safe play area for the students as well as a drop off and pick up area that would not block egress. The plan shall show a means of blocking off the back alley area (behind Building 5001) to make the area safe for students to play and accessible for emergency egress when needed.

El Dorado County Environmental Management Department: The applicant would provide a written description of the type of meals and/or snacks that would be provided for students and staff. If food would be obtained off-site, the applicant would state the supplier. The applicant would include all beverage items given or sold to students and staff. If students bring lunches from home the applicant would indicate that as well. An inspection of the kitchen, plan check and annual operating permit may be required.

ENVIRONMENTAL REVIEW

This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301(a) of the CEQA Guidelines stating that Class 1 consists of the operation, repair, maintenance, permitting, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination....(a) including interior or exterior alterations involving such things as interior partitions, plumbing, an electrical conveyances.

Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption.

RECOMMENDATIONS

Staff recommends the Zoning Administrator:

1. Certify the Categorically Exempt determination pursuant to Section 15301(a) of the CEQA Guidelines; and

2. Approve Special Use Permit Revision S02-0027R based on the findings in Attachment 2, and subject to the Conditions of Approval in Attachment 1.

SUPPORT INFORMATION

Attachments to Staff Report:

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	General Plan Land Use Map
Exhibit C	Zoning Map
Exhibit D	Assessor's Map
Exhibit E	Site Plan
Exhibit F	Applicant's Circulation Plan

ATTACHMENT 1 **CONDITIONS OF APPROVAL**

FILE NUMBER S02-0027R

S02-0027 – As approved by the Board of Supervisors on June 17, 2003.

Conditions of Approval

1. ~~The project, as approved, consists of the following:~~

~~Uses of 5,920 square feet of leased area within an existing building and parcel for a private school for pre-school aged students, and kindergarten through 8th grade aged students.~~

~~The Planning Director may approve minor amendments to the terms of the use permit. Major modifications to the site plan, building design, or terms of the use permit with require an amendment to the approved Special Use Permit application.~~

~~This special use permit is based upon and limited to compliance with the project description, the Zoning Administrator hearing exhibits marked Exhibit E through F, dated February 6, 2008, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.~~

~~The project description is as follows:~~

~~The applicant is requesting a Special Use Permit-Revision to allow expansion of the school operation from 6,000 square feet in one (1) existing building (Building number 5001) being a designated parcel, (APN 117-060-52) to 17,000 square feet, occupying two (2) existing buildings, (Building numbers 5001 and 5003) being two (2) designated parcels (APN 117-060-52 and 117-060-53), located within the El Dorado Hills Business Park and increase the student population from ninety (90) to one-hundred-sixty-two (162) students as well as increasing the staff from seven (7) to seventeen (17). The school hours of operation would be between 8:00 a.m. to 5:00 p.m., Monday through Friday. The existing building space would be for classrooms, reception area, business offices, teachers' rooms, an art room, storage closets, bathrooms and a library. No building additions are proposed. No food would be prepared or stored at the subject property site.~~

- ~~2. The maximum number of students and staff shall not exceed 100 persons at any time.~~
- ~~3. The school hours of operation shall be between 8:00 a.m. to 3:30 p.m., Monday through Friday.~~

4. ~~The operator / owner of the school shall have school staff direct student drop-off and pick-up traffic to ensure that no vehicles block access to other tenants, access to any County road, and access onto the site for emergency vehicles.~~
5. ~~No special events shall be allowed on-site during normal school hours of operation and business hours of surrounding tenants. Special events may be held on-site only after normal business hours of the surrounding tenants. Surrounding tenants shall be notified a minimum of three days prior to any special event.~~
6. ~~Food shall not be prepared or stored at the project site.~~

2. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning the project, which action is brought within the time period provided for in Section 66499.37.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

3. Prior to building permit issuance, the applicant shall provide a written description, together with appropriate documentation, demonstrating conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by Planning Services permit center staff prior to final occupancy for verification of compliance with applicable conditions of approval.
4. Prior to occupancy of the structure as a school, the applicant shall pay all Development Services fees.

Department of Transportation

5. The applicant shall pay the applicable traffic impact fees in effect at the time a building application is deemed complete.

El Dorado Fire Department

6. Prior to issuance of a Building Permit the applicant and property owner shall submit a plan to the El Dorado Hill Fire Department addressing the lack of safe play area for the students as well as a drop off and pick up area that shall not block egress to the buildings. The plan

shall show a means of blocking off the back alley (area behind Building 5001) to assure the area shall be safe for the students to use as a play area and be accessible for emergency egress.

Environmental Management Department

7. The applicant shall provide, to the County Environmental Health Department, a written description of the type of meals and/or snacks if provided for students and staff. If food is obtained off-site, state the supplier. Include all food and beverage items given or sold to student and staff. If students bring lunches from home, indicate that as well.

ATTACHMENT 2 **FINDINGS**

FILE NUMBER S02-0027R

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301(a) of the CEQA Guidelines stating that Class 1 consists of the operation, repair, maintenance, permitting, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination... (a) including interior or exterior alterations involving such things as interior partitions, plumbing, an electrical conveyances.
- 1.2 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 GENERAL PLAN FINDINGS

- 2.1 As proposed, the project is consistent with the Research and Development (R&D) land use designation as defined within General Plan Policy 2.2.1.2 because the R&D land use designation permits such uses where the character of an area is maintained in a campus-like setting.

3.0 ZONING FINDINGS

- 3.1 The proposed use is permitted by Special Use Permit in the Research and Development (R&D) zone district, pursuant to Section 17.35.025 provided that the administrative findings outlined below can be made by the Zoning Administrator.

4.0 SPECIAL USE PERMIT FINDINGS

- 4.1 *The issuance of the permit is consistent with the General Plan;*

This Special Use Permit-Revision has been reviewed in accordance with the El Dorado County 2004 General Plan policies, and it has been determined that the project is consistent with the General Plan because of the project's consistency with policies 2.2.1.2 and 2.2.5.2. The proposed use is consistent with the Research and Development (R&D) land use designation as defined within General Plan Policy 2.2.1.2 because the R&D land use designation permits such uses where the character of an area is a campus-like setting.

- 4.2 *The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood; and*

The project sites available parking has been found to be adequate for the proposed school expansion and to accommodate the neighboring businesses. The circulation plan provided by the applicant, showing the circulation pattern for vehicles dropping-off and picking-up students at the school has been effectively utilized for school operations without impacting the neighboring businesses and is acceptable to the El Dorado Fire Department. The El Dorado Fire Department has determined that the designated play areas adjacent to the school buildings, as proposed and conditioned, are accessible for safety equipment and personnel to access the area occupied by the school and surrounding businesses.

4.3 *The proposed use is specifically permitted by special use permit pursuant to this Title.*

As discussed in the Zoning Section of this staff report, operation of a private school within the Research and Development (R&D) zone district is permitted by Special Use Permit pursuant to Section 17.35.025 (B) of the County Zoning Ordinance.