

To: County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

From: County of El Dorado Community Development
Agency-Development Services Division
2850 Fairlane Court
Placerville, CA 95667

Subject:

Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Specific Plan Amendment SP13-0001/Planned Development Revision PD95-0002-R/
Planned Development Revision PD95-0007-R/Parcel Map P12-0004/
Special Use Permit S13-0017 El Dorado Hills Retirement Residence

Lenity Architecture, LLC

Project Title

Project Applicant

n/a

Lillian MacLeod, Project Planner

(530) 621-6583

State Clearinghouse Number
(if submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone Extension

Assessor's Parcel Number 117-160-38; On the south side of Town Center Boulevard, approximately 800 feet southwest
of the intersection with Latrobe Road in the El Dorado Hills area

Project Location

(El Dorado County)

Project Description: El Dorado Hills Specific Plan Amendment to allow a residential senior care facility in Village U and
to revise applicable development standards; Development Plan amendment for Town Center West to allow a residential
senior care facility in Area A, zoned CG-PD; Parcel Map creating two lots, one 14.8 acres and the other 5.5 acres;
Revision to the development plan for the existing commercial facility consistent with lot boundaries under the proposed
parcel map; and a Special Use Permit for the proposed residential senior care facility. Said facility will be a 114,000
square foot, three-story building comprising 130 units of studios, one, and two bedroom suites. Dining and recreation
facilities will be located within the building. Meals, housekeeping, personal services, van service, and recreation activities
will be provided 24 hours a day. A total of 18 employees are planned for the facility, of which four staff members will
remain on site at all times, while 14 staff members will work shifts spread out from 6am to 8pm. No medical or nursing
care will be provided.

This is to advise that the Board of Supervisors has approved the above described project on July 22, 2014
Lead Agency Responsible Agency (date)

and has made the following determinations regarding the above described project:

- 1. The project will will not have a significant effect on the environment.
2. An environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were were not made a condition of the approval of this project.
4. A Statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made pursuant to the provisions of CEQA.

FILED

JUL 28 2014

WILLIAM E. SCHULTZ, Recorder-Clerk
By [Signature]

Fish and Game Fees/Recording Fees

- Negative Declaration prepared; \$2,181.25 Fish and Wildlife fee required for Notice of Determination
EIR filed; \$2,995.25 fee required for Notice of Determination
Recording fee of \$50 required

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval is available to
the General Public at the County of El Dorado Community Development Agency-Development Services Division, 2850 Fairlane
Court, Placerville, CA 95667.

[Signature]
Signature (Public Agency)

7/24/14
Date

Acting Principal Planner
Title

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 7/29/14

DATE REMOVED: 9-2-14

DATE RETURNED: 9-5-14