



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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January 31, 2019

Attn: Ron Conway, PE
CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742

**Re: Determination of Substantial Consistency
Quantum Care Place / File No: Conditional Use Permit CUP18-0005
APN: 117-490-01**

Dear Mr. Conway,

The Planning Commission approved the project on September 27, 2018. Subsequently, the Capital Southeast Connector Joint Powers Authority (JPA) submitted an appeal to the Planning Commission's decision on October 11, 2018. JPA withdrew the appeal prior to the January 15, 2019 Board of Supervisors meeting; therefore, the approval made by the Planning Commission carries forward. Planning Services staff has conducted a review of the proposed modifications to the Site Plan for the project referenced above.

As detailed in the request email (Attachment 1), the proposed modifications made to the site plan dated December 17, 2018 (Attachment 2) consist of the following:

- Revise the Quantum Care Place Site Plan to accommodate the revised Joint Powers Authority (JPA) Connector Alignment, shifting the project buildings away from the north property line.
- Reduce the total provided 57 parking spaces to 50 parking spaces (45 spaces are required).
- Relocate the trash enclosure.
- Adjustments of property line configurations.

As indicated by conditions of approval #1 and #3, any proposed changes to the approved site plan shall be submitted to the Planning and Building Department Director for review and approval. Based on staff review, the proposed modifications to the site plan are substantially consistent with the site plan approved by the Planning Commission on September 27, 2018, the applicable standards of the Carson Creek Specific Plan (CCSP), El Dorado County Zoning Ordinance, and the conclusions and analysis in the addendum to the Certified Environmental Impact Report (EIR) Carson Creek Specific Plan used for the project. Therefore, the revised Site Plan is substantially consistent with Conditional Use Permit CUP18-0005.

Should you have any questions please contact Efren Sanchez at (530) 621-6591 or efren.sanchez@edcgov.us

Sincerely,

Tiffany Schmid,

Director, Planning and Building Department

Attachments (2):

1. Email Request
2. Site Plan for Quantum Care Place- Revised Dated 1/18/19

CC: File

Anthony Scotch, 3225 Stonehurst Dr. El Dorado Hills, CA 95762

Matt Lampa and Derek Minnema, JPA 10640 Mather Blvd, Suite 120, Mather, CA 95655



Efren Sanchez <efren.sanchez@edcgov.us>

Quantum Care Place Substantial Consistency Review

rconway@ctaes.net <rconway@ctaes.net>
To: efren.sanchez@edcgov.us
Cc: tiffany.schmid@edcgov.us, agscotchassoc@gmail.com

Tue, Jan 29, 2019 at 11:45 AM

Efren,

Please accept this email as a formal request for a Substantial Consistency Review of the Quantum Care Place. Attached is a PDF exhibit that represents the originally approved project and the revised project that fully accommodates the future JPA Capital Southeast Connector alignment.

It is my understanding that once the review has found the revised project "substantially consistent" with the original project, the JPA appeal will be removed and the project can move forward with improvement plan submittal.

Please don't hesitate to contact me with any questions or comments.

Respectfully,

Ron Conway, PE



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18-024-001 REVISED SITE and JPA vs ORIGINALLY APPROVED.pdf
1375K

Attachment 1

QUANTUM CARE PLACE

REVISED SITE PLAN & JPA ALIGNMENT vs ORIGINAL SITE PLAN

EL DORADO COUNTY, CALIFORNIA

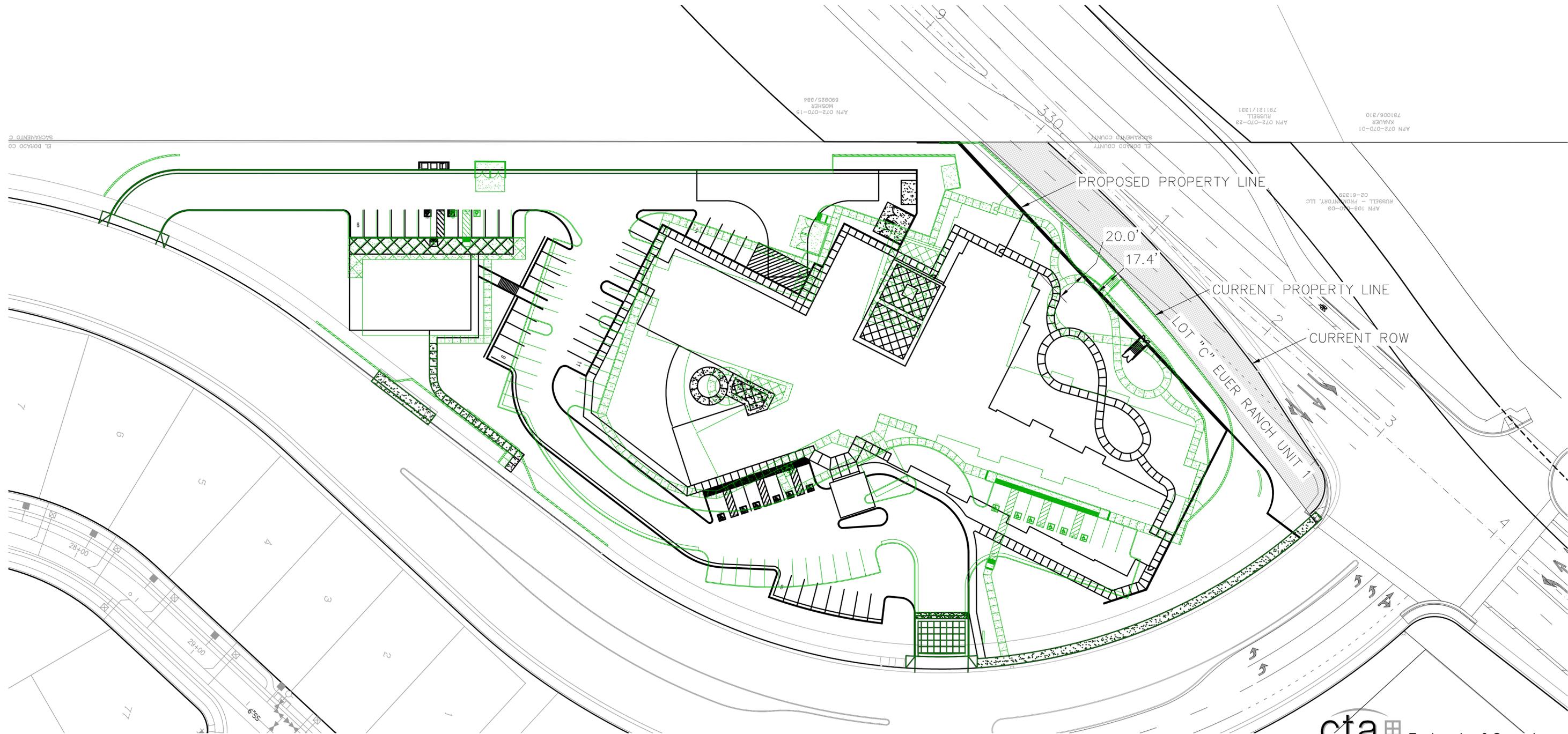
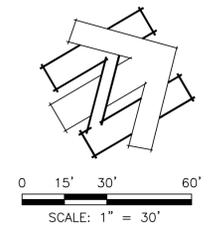
01/18/2019

ORIGINAL PROJECT DATA

SITE AREA:	4.11 AC +/-
SENIOR LIVING BUILDING AREA:	+/- 60,250 S.F.
MEDICAL PAD BUILDING AREA:	+/- 4,000 S.F.
SITE COVERAGE:	35.9%
FLOOR 1	
AL - # OF ROOMS	26
SP - # OF ROOMS	10
FLOOR 2	
MC - # OF ROOMS	30
TOTAL:	66 ROOMS
REQUIRED PARKING:	
LONG TERM CARE FACILITY:	1 PER 4 BEDS
TOTAL REQUIRED	27 SPACES (106 BEDS)
MEDICAL OFFICE BUILDING:	18 SPACES
PARKING PROVIDED:	
DISABLED ACCESS SPACES:	8 SPACES
STANDARD SPACES:	49 SPACES
TOTAL PROVIDED:	57

REVISED PROJECT DATA

SITE AREA:	4.01 AC +/-
SENIOR LIVING BUILDING AREA:	+/- 60,250 S.F.
MEDICAL PAD BUILDING AREA:	+/- 4,000 S.F.
SITE COVERAGE:	36.7%
FLOOR 1	
AL - # OF ROOMS	26
SP - # OF ROOMS	10
FLOOR 2	
MC - # OF ROOMS	30
TOTAL:	66 ROOMS
REQUIRED PARKING:	
LONG TERM CARE FACILITY:	1 PER 4 BEDS
TOTAL REQUIRED	27 SPACES (106 BEDS)
MEDICAL OFFICE BUILDING:	18 SPACES
PARKING PROVIDED:	
DISABLED ACCESS SPACES:	8 SPACES
STANDARD SPACES:	42 SPACES
TOTAL PROVIDED:	50



ORIGINAL QUANTUM CARE SITE PLAN IN GREEN
REVISED SITE 7 IN BLACK