

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: September 27, 2018
Staff: Efren Sanchez

CONDITIONAL USE PERMIT

FILE NUMBER: CUP18-0005/Quantum Care Place

APPLICANT: Anthony G. Scotch

OWNER: Quantum Care Place EDH, LLC

ARCHITECT: PWC Architects (Brian Williams)

REQUEST: Conditional Use Permit to allow for the construction and operation of an approximately 60,400 square foot senior assisted living facility and an approximately 4,000 square foot medical office building. The proposed senior assisted living facility intends to offer 66 units and 106 beds, including assisted living, memory care, skilled nursing and rehabilitation, personalized supportive services, and health-related medical services 24-hours a day.

LOCATION: The property is located on the west side of Carson Crossing Road, south of the intersection with White Rock Road, in the Carson Creek Specific Plan Area of El Dorado Hills, Supervisorial District 1 (Exhibit A).

APN: 117-490-01 (Exhibit B)

ACREAGE: 4.11 acres

GENERAL PLAN: Adopted Plan (AP) – Carson Creek Specific Plan (CC-SP) (Exhibit C)

ZONING: Carson Creek - Local Convenience Commercial (CC-LC) (Exhibits D and E)

ENVIRONMENTAL DOCUMENT: An addendum to program Environmental Impact Report (EIR) for the Carson Creek Specific Plan

was previously prepared pursuant to Section 15164 of the California Environmental Quality Act (CEQA) Guidelines. It has been determined that an additional addendum is not required for CUP18-0005/Quantum Care Place as discussed in the environmental review section of the staff report.

RECOMMENDATION: Staff recommends that the Planning Commission take the following actions:

1. Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Environmental Impact Report, adopted by the Board of Supervisor on July 19, 2016; and
2. Approve CUP18-0005 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Conditional Use Permit would allow for the construction and operation of a two story approximately 60,400 square foot senior assisted living facility and a one story approximately 4,000 square foot medical office building. The senior assisted living facility and medical office consisting of 106 assisted care beds and 66 independent living units for purposes of assisted living, memory care, skilled nursing and rehabilitation, personalized support services, and health-related medical services 24-hours a day. Community Care Facilities such as the proposed project are allowed in the Carson Creek- Local Convenience Commercial (CC-LC) zone designation, with a Conditional Use Permit. The proposed project is consistent with the Carson Creek Specific Plan and CC-LC zone standards, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

Background:

The Carson Creek Local Convenience Commercial (LC) zone designation applies to the subject 4.11-acre parcel. Originally, this zoning designation did not allow community care facilities; however, discretionary application *SP94-0002-R-2/Carson Creek Specific Plan Amendment*¹, revised the text of the specific plan to allow community care facilities with the authorization of a conditional use permit. The Board of Supervisors approved this discretionary application on July 19, 2016, which amended the text of the Carson Creek Specific Plan, specifically the text within *Section 4.8, Local Convenience Commercial (LC) and Community Center (CC)*. This action also adopted the EIR Addendum pursuant to Section 15164 of the CEQA Guidelines, where the proposed 87,500 square feet community care facility at the time was analyzed under CEQA. The *SP94-0002-R-2/Carson Creek Specific Plan Amendment*, established that a conditional use

¹ Discretionary project **SP94-0002-R-2/Carson Creek Specific Plan Amendment**
<https://eldorado.legistar.com/LegislationDetail.aspx?ID=2779054&GUID=A5E24B7C-96D9-470A-99C2-56EF06078211>

permit would be reviewed under a separate discretionary review process and would include a specific site plan, facility operation plan, and project-specific conditions of approvals.

SITE DESCRIPTION

The project site consists of 4.11 acres of local convenience commercial designated land within the CC-SP. The project site is located on the southeast side of White Rock Road at the county line between El Dorado County and Sacramento County. The project is located adjacent to existing residential uses to the south, east, and new single family residential to the north. Lands to the west of the project site are within the City of Folsom and are undeveloped and currently used for grazing of livestock. The site is moderately sloped with a relative high point near the center of the site. Vegetation is limited to native grasslands (Exhibit I). The project frontage along White Rock Road and Carson Crossing Drive has been improved with existing curb, gutter, and sidewalk improvements. The project site is buffered from White Rock Road via a 20-foot wide landscape buffer as required by the CCSP.

PROJECT DESCRIPTION

The applicant requests a Conditional Use Permit to allow for the construction and operation of a two story 60,400 +/- square foot senior assisted living facility and a one story 4,000 +/- medical office building on a 4.11 acres of the CC-LC zoned parcel (Exhibit H). The senior assisted living facility and medical office consisting of 106 assisted care beds and 66 independent living units for purposes of assisted living, memory care, skilled nursing and rehabilitation, personalized support services, and health-related medical services 24-hours a day. The project includes landscaping (Exhibit N), lighting (Exhibit R), signage (Exhibit U), building elevations (Exhibit K-M) and a parking lot with the capacity of accommodating 57 vehicles.

Consistency:

As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the Adopted Plan (AP) Carson Creek Specific Plan (CC-SP) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provision of the Carson Creek - Local Convenience Commercial (CC-LC) zones and other Zoning Ordinance requirements. As discussed in General Plan findings, the project is consistent with General Plan policies 2.2.5.21 requiring that development project be located and designed in a manner that avoids incompatibility with adjoining land uses; 5.1.2.1 requiring a determination of the adequacy of the public services and utilities to be impacted by that development; 5.2.1.2 requiring that adequate quantity and quality of water for all uses, including fire protection, be provided with proposed development; and 6.2.3.2 requiring that the applicant demonstrate that adequate access exists. As discussed in the Zoning finding, the project is consistent with the zoning designation, Chapter 130.35: Off-Street Parking and Loading, Chapter 130.36 Signs, and Chapter 130.37: Noise Standards.

ENVIRONMENTAL REVIEW

A previous addendum to the Program EIR for the Carson Creek Specific Plan in accordance with Subsection (a) of the CEQA Guidelines Section 15164 was prepared to determine if the project would have a significant effect on the environment (Exhibit P). It was determined that none of the conditions described in Section 15162 or 15163 calling for the preparation of a subsequent or supplemental EIR have occurred. This discretionary action of amending the specific plan, also analyzed the possibility of constructing and operating a senior community care facility within three building for a combined square footage of 87,500 square feet at the 4.11-acre site (Exhibit O). Because the new proposed project is of a smaller intensity with two proposed buildings at a combined square footage of approximately 64,400 +/- square feet, the approved addendum to program level EIR dated July 19, 2016 is adequate for this proposal (CUP18-0005/ Quantum Care Place). A new subsequent or supplemental EIR or Initial Study Negative Declaration is not required and potential impacts to the environment have already been analyzed.

SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Carson Creek Specific Plan Land Use Plan
Exhibit F.....	Aerial Map
Exhibit G.....	Carson Creek Specific Plan (Designation and Section 4.8)
Exhibit H.....	Site Plan
Exhibit I.....	Preliminary Grading Plan
Exhibit J.....	Proposed Water, Sewer, and Drainage Plan
Exhibit K.....	Senior Living Building Elevations 1
Exhibit L.....	Senior Living Building Elevations 2
Exhibit M.....	Medical Office Building Elevations
Exhibit N.....	Preliminary Landscaping Plan
Exhibit O.....	Previous Senior Living Site Plan
Exhibit P.....	Addendum to the Program Level Environmental Impact Report for the Carson Creek Specific Plan
Exhibit Q.....	Mitigation Monitoring and Reporting Program
Exhibit R.....	Lighting Plan, Lighting Inventory, and Outdoor Lighting Design
Exhibit S.....	Quantum Care: On-Site Transportation Review
Exhibit T.....	Environmental Noise Analysis
Exhibit U.....	Preliminary Signage
Exhibit V.....	El Dorado Irrigation District FIL Letter