

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: January 14, 2016

Staff: Aaron Mount

SPECIAL USE PERMIT

FILE NUMBER: S14-0010/Westmont Living Assisted Living-Memory Care Facility

AGENT: Westmont Living

ARCHITECT: Hochhauser Blatter

APPLICANT: Lennar Homes

REQUEST: Special Use Permit for a two story 120,213 square foot residential care facility to be built in two phases, with a total of 134 units.

LOCATION: South side of Golden Foothills Parkway at the intersection with the proposed Carson Crossing Drive, in the El Dorado Hills area within the Carson Creek Specific Plan, Supervisorial District 2. (Exhibit A)

APN: 117-580-17 (Exhibit B)

ACREAGE: 4.072 Acres (Exhibit B)

GENERAL PLAN: Adopted Plan, Carson Creek Specific Plan (Exhibit C)

ZONING: Carson Creek Residential (Exhibit D)

ENVIRONMENTAL DOCUMENT: Statutorily exempt pursuant to State CEQA Guidelines Section 15182.

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

- 1) Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15182; and

- 2) Conditionally approve Special Use Permit S14-0010 based on the Findings and subject to the Conditions of Approval as presented.

Background: The subject property is located within the Carson Creek Specific Plan (CCSP). The Specific Plan was approved by the Board of Supervisors on March 4, 1997. A lawsuit was filed on the Specific Plan, which resulted in a settlement agreement and subsequent Specific Plan amendments approved on September 28, 1999. The result was an age-restricted senior citizen housing community with mixed development of residential, commercial, research and development, and both public and open space uses.

The subject property is located within Phase Two of the Carson Creek Specific Plan. Phase Two was approved under tentative map application TM04-1391 on February 14, 2008. A large lot final map, J-130, was recorded August 26, 2014. Large lot final maps are for financing purposes only and do not allow issuance of building permits until such time as subsequent phased maps are recorded. The project was on hold until final map TM04-1391-F-3 for Carson Creek Phase 2 Unit 1, Exhibit S, was approved by the BOS on September 17, 2015.

STAFF ANALYSIS

Project Description: The proposed project is for a residential care facility for the elderly that will be situated on approximately 4 acres. The care facility is a 24-hour per day operation that will provide a socialized environment including meals, entertainment, activities and exercise programs, a movie theater, onsite beauty shop, and a gift shop. Additionally, there will be access to nearby walking trails and transportation to various activities and shopping in the area.

The project will be phased with construction of 100 units in the first phase and then, as demand is needed, the second phase will construct an additional 34 units. Ninety-nine units will be assisted living apartments, with a memory care area containing an additional 35 apartments. The assisted living units will contain a kitchen and laundry equipment but the memory care units will not. Phase 1 proposes 52 studio units, 39 one-bedroom units, and nine two-bedroom units. Phase 2 proposes eight studio units, 20 one-bedroom units, and six two-bedroom units. The facility will operate 24 hours per day and include 29 employees during the day shift.

Site Description: The project parcel is directly adjacent to Golden Foothill Parkway which is a collector road through the El Dorado Hills Business Park. Phase Two of the CCSP is in the process of being extensively rough graded in preparation for residential development through a subdivision improvement agreement and a rough grading permit has been issued for the project parcel (Permit #241394). The site would be accessed by the proposed Carson Crossing Road and existing Golden Foothill Parkway as shown on Exhibit H. The topography is flat to gently sloping.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	SP-2	AP (CCSP)	Residential/Undeveloped
North	R&D	R&D	Research and Development/Undeveloped
South	SP-2	AP (CCSP)	Residential/Undeveloped
East	R&D	R&D	Research and Development/Office and Warehouse
West	SP-2/OS	AP (CCSP)	Residential/Undeveloped

Consistency with the Carson Creek Specific Plan

The project site is designated Adopted Plan in the General Plan. This land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by this reference, and the respective land use map associated with each such plan is hereby adopted as the General Plan map for each such area. The project site is within the Carson Creek Specific Plan (CCSP).

The parcel is designated as residential in the CCSP. The CCSP Land Use Plan stipulates the site to be reserved for a fire station, but states that the area has an underlying residential designation in the event that the intended use is not developed. A fire station has been constructed approximately 1,000 feet away within the business park on Golden Foothills Parkway outside of the CCSP.

Policy 2.2.5.9 of the CCSP recognizes the need for extended family support service uses to be allowed in residential areas of the CCSP. As detailed in the CCSP, a community care facility is allowed only after obtaining a special use permit from the Planning Commission. The proposed structures meet all applicable residential site development standards of the CCSP.

Other Development Issues:

Parking: Under the CCSP *Site Development Standards*, parking requirements are deferred to the County parking ordinance §17.18.060. Based on calculations for a nursing/convalescent home, the Ordinance requires one space for every three beds. The project requires a total of 50 spaces of which two are required to be ADA compliant, with one being van accessible. The proposed project provides 69 parking spaces including three ADA compliant spaces.

Circulation: Primary access to the site is proposed from Golden Foothill Parkway with a secondary “right-in right-out only” access proposed on the future Carson Crossing Drive. Carson Crossing Drive will create a new intersection on Golden Foothill Parkway and will traverse the Carson Creek Specific Plan to the northwest, eventually connecting to White Rock Road within the City of Folsom (Exhibit E). Carson Crossing Drive is proposed to be constructed as a part of the larger CCSP Unit 3 project. In addition to the Golden Foothill Parkway and Carson Crossing Drive intersection, the

CCSP Unit 3 project proposes a gated access off Golden Foothill Parkway approximately 600 feet west of Carson Crossing Drive.

The Transportation Division had concerns about the location of this project's access point to Golden Foothill Parkway, relative to Carson Creek Unit Three access point and Golden Foothill Parkway and Carson Crossing Drive intersection. An On-Site Transportation Review was prepared by T. Kear and Associates that included a review of vehicle queuing and potential conflicts caused by the access location. There were no safety or Level of Service issues identified in the near term, however, the Intersection of Carson Crossing Drive and Golden Foothill Parkway will require a traffic signal at some point beyond the 2025 year analysis horizon. Due to the potential left turn pocket for eastbound traffic on Golden Foothill Parkway, a median barrier may be installed on Golden Foothill Parkway when the signal is installed. A condition is proposed to notify the applicant that the County reserves the right to restrict the driveway to a "Right-in, Right-out Only" access at any time such restriction is deemed necessary by County.

Facilities (improvements and utilities): The project will be served by public water and sewer via water and sewer lines located in the adjacent roadways. The project is within EID's service area and water and sewer infrastructure are currently being developed as the surrounding subdivision is being constructed.

Design: The design is consistent with other commercial facilities within the CCSP and the El Dorado Hills area. The mission style design is also consistent with predominate housing and recreational facility styles within the CCSP.

Landscaping: A preliminary landscape plan indicates the types and density of planting anticipated with the project. The Carson Creek Specific Plan contains street tree and parking lot tree planting standards in Section 4.14 of the Specific Plan. For "trees along roads" the Specific Plan states that "Street trees shall be planted every 15 feet on center along those roads unless the species selected requires greater spacing. The intent is to plant trees that are quickly growing so that they will provide shade within 15 years". Trees planted along Carson Creek Drive will be required to conform to the list of acceptable species found within Section 4.14 of the Specific Plan. Development Services will review the final landscape plan for conformance prior to building permit approval.

Lighting and Noise: All exterior lighting will be required to conform to Zoning Ordinance Section 130.14.170, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation.

An acoustical analysis was submitted that shows the project's consistency with General Plan requirements for maximum noise levels. General Plan Policy 6.5.1.8 requires mitigation through project design to reduce exterior noise levels on the residential senior care facility, considered a "noise sensitive land use", below the thresholds in Table 6-1. The outdoor activity areas are located as atria within the building that would buffer the traffic noise generated. The project is consistent with exterior noise levels and with addition of two conditions of approval the project would be consistent for interior noise levels for units located along Carson Crossing Drive.

Signs: No signs are proposed for the residential care facility.

Conclusion: The proposed residential care facility is in compliance with the Carson Creek Specific Plan and the El Dorado County Zoning Ordinance.

ENVIRONMENTAL REVIEW

This project is Statutorily Exempt from CEQA pursuant to Government Code Section 15182. This section provides for residential projects in a specific plan for which an EIR was prepared, no further environmental review is necessary. The project is a residential care facility as a component of a residential project, consistent with the adopted Carson Creek Specific Plan that is subject to the certified Environmental Impact Report (EIR) and mitigation measures in the Mitigation Monitoring Reporting Program. Staff has reviewed the Mitigation Monitoring Program for the Carson Creek Specific Plan EIR and has verified that all measures have been satisfied through the design of the project or with the application of appropriate conditions.

A \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessors Plat Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Approved CCSP Zoning Map
Exhibit E.....	Carson Creek Circulation Plan
Exhibit F.....	Applicant Submitted Project Description; September 9, 2014
Exhibit G.....	Project Plans Cover Sheet/Project Details
Exhibit H.....	Site Plan
Exhibit I.....	Preliminary Grading Plan
Exhibit J.....	Site Plan Detail
Exhibit K.....	First Floor Plan
Exhibit L.....	Second Floor Plan
Exhibit M.....	Roof Plan
Exhibits N1-N3.....	Elevations
Exhibit O.....	Landscape Plan
Exhibit P.....	Irrigation Plan
Exhibit Q.....	Landscape Plant List
Exhibit R.....	Site Lighting and Photometric
Exhibit S.....	Final Map J-135 E
Exhibits T1-T2.....	Carson Creek Specific Plan Land Use Plan