

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



Agenda of: May 23, 2019

Staff: Efren Sanchez

CONDITIONAL USE PERMIT

FILE NUMBER: CUP18-0009/El Dorado Senior Resort

APPLICANT: Jim Davies

OWNER: El Dorado Sr. Housing, LLC

ARCHITECT: Robert Wright AIA NCARB

REQUEST: Conditional Use Permit to allow for the construction and operation of a senior living development consisting of a 74-unit assisted living/memory care facility; a 64-unit independent apartment complex with club house; nine single family attached homes; one 5,000 square feet (SF) commercial building (2-story); one 2,500 SF commercial building (2-story); approximately 30% open and recreational space; 228 parking spaces of which 128 will be underground; and both wall and monument signage.

LOCATION: The property is located on the south side of Pleasant Valley Road, approximately 600 feet west of the intersection with Koki Lane, in the El Dorado area, Supervisorial District 3 (Exhibit A).

APNs: 331-221-30 and 331-221-32 (Exhibit B)

ACREAGE: 8.2. acres

GENERAL PLAN: Multifamily Residential (MFR), and Commercial (C) (Exhibit C)

ZONING: Multi-unit Residential (RM), and Commercial Main Street (CM) with Design Review -Community (-DC) (Exhibits D and E)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration (Exhibit R)

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

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
3. Approve Conditional Use Permit CUP18-0009 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 El Dorado Senior Resort, an age-restricted senior living development consisting of a 74-unit assisted living/memory care facility; a 64-unit independent apartment complex with club house; 9 single attached family residences ; one 5,000 square feet (SF) commercial building (2-story); one 2,500 SF commercial building (2-story); approximately 30% open and recreational space; and 228 parking spaces including 128 underground parking spaces. Community Care Facilities are allowed in the Multi-Unit Residential (RM) district, with a Conditional Use Permit, while the apartments and attached residences are allowed by-right. The project will require Local Agency Formation Commission (LAFCO) annexation into El Dorado District's (EID) public water and sewer. The proposed project is consistent with the Multifamily Residential (MFR) and Commercial (C) Land Use designation and both the RM-DC and CM-DC zone standards, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

BACKGROUND:

The El Dorado Senior Resort project has gone through a Pre-Application process (PA12-0005), which the project applicant requested conceptual review from the Board of Supervisors for a similar, yet slightly more intensive senior living development. The Pre-Application proposal included an 84-units senior assisted/memory care facility, 63-unit apartment complex, and ten single attached family residences. The Board of Supervisors reviewed the pre-application on March 5, 2013. The comments received during the pre-application hearing include concerns about the density, neighborhood compatibility, Union Mine High School traffic, and lack of retail facilities.¹

¹ PA12-0005/ El Dorado Senior Resort.

<https://eldorado.legistar.com/LegislationDetail.aspx?ID=1306605&GUID=BBF2F325-D04B-46DF-9B81-7D0E079EEE20&Options=&Search=>

SITE DESCRIPTION

The vacant project site consists of two parcels with a total of 8.2 acres that has split zoning of both RM-DC and CM-DC. It is located on the south side of Pleasant Valley Road, approximately 600 west of the intersection with Koki Lane, in the community region of El Dorado. The surrounding land uses are mostly single-family residential and undeveloped commercial property.

The site is characterized by 7.69 acres (93%) of oak woodland canopy with a small patch of annual grassland, and varying elevation ranges from 1,660 to 1,710 feet above sea level. The vegetation of the site consists of blue oak woodland and foothill pines with understory dominated by poison oak, shrubs, native, and nonnative grasses. The El Dorado Irrigation District (EID) will serve the project with potable water and sewer, which will be subject to annexation approval from EID's District Board of Directors and El Dorado County Local Agency Formation Commission (LAFCO). The project proposes to take direct access from Koki Lane, a county maintained road.

ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description: The project request is a conditional use permit for a senior living development identified as El Dorado Senior Resort. The proposed development consists of the following: a 74-unit assisted living/memory care facility; a 64-unit independent apartment complex with club house; 9 single family homes; one 5,000 square feet (SF) commercial building; one 2,500 SF commercial building; approximately 30% open and recreational space; and 228 parking spaces of which 128 will be underground. The project applicant proposes three monument signs and two wall signs that will be consistent with Zoning Ordinance Section 130.36. The El Dorado Senior Resort will be age-restricted and include a 10% affordable housing component. The proposed development will be an age-restricted community within the meaning of California Civil Code Section 51.3, which legally authorizes these communities and requires that qualified residents be at least 55 years of age. The assisted living/memory care facility will operate 24-hours a day seven days a week with an estimated staff of 34 employees. The staff composition will include 3 administration staff, 14 nursing staff, 3 janitorial staff, 2 maintenance staff, and 12 culinary staff for a combined approximate of 34 employees.

Water and sewer service for the project is proposed to be provided by the El Dorado Irrigation District (EID), which requires annexation to the district's service area subject to approval from the El Dorado Local Agency Formation Commission (LAFCO), prior to receiving those services. The project proposes to take direct private road access from Koki Lane east of the project site, with an Emergency Vehicle Access (EVA) only driveway along State Route (SR) 49 north of the project site.

The project includes on-site landscaping (Exhibit M) and lighting (Exhibit N). Building architectural elevations are provided in Exhibit K, which depict a craftsman architectural style exterior with roofing and siding colors to blend with the earth tone color.

Consistency: Conditional Use Permits are required to be consistent with the applicable policies of the General Plan, provisions of the Zoning Ordinance and verified for compliance with the California Environmental Quality Act (CEQA). Details of consistency analysis are provided in the *Finding* section of the staff report. The following is a summary of the consistency analysis.

General Plan: The project is consistent with the applicable policies of the General Plan. The project is located in the El Dorado Community Region and in a dual land use designation of Multifamily Residential (MFR) and Commercial (C), where this type of facility is anticipated to occur. The proposed land use for this project include an age-restricted apartment complex, attached single-family dwellings, and a large community care facility that requires conditional use permit approval in the RM zone district.

The project would be at a net MFR density of 13.74 dwelling units per acre, which meets the prescribed gross density for the Multifamily Land Use Designation of the General Plan. The project is consistent with General Plan policies 2.2.5.21 requiring that development projects 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.

The project has been analyzed for consistency with Housing Policy HO-1.5, HO-1.6, HO-1.7, HO-1.16, and HO-1.18, which the applicant has agreed to provide 10 percent of the residential units as affordable housing. The project has also been analyzed for consistency with applicable Transportation Policies (TC-Xa, TC-Xd, TC-Xe, and TC-Xf) as discussed in the General Plan *Findings*.

Zoning: The project is consistent with the Zoning Ordinance including the provisions under the Commercial Main Street (CM) Zone District (Chapter 130.22), Multi-unit Residential (RM) Zone District (Chapter 130.24), and Design Review—Community (-DC) Combining Zones District (Chapter 130.27). Subject to a Conditional Use Permit, the project is an allowed use under the zone districts and meets the minimum development standards including building setbacks, heights, off-street parking, signs, and landscaping. As discussed in the Zoning findings, the project is consistent with the zoning designation, Chapter 130.35: Off-Street Parking and Loading, Chapter 130.36 Signs, Chapter 130.37: Noise Standards, and Chapter 130.39: Oak Resources Conservation.

As discussed in the *Findings*, staff concludes that the required findings can be made to support the Conditional Use Permit for the El Dorado Senior Resort.

Agency Project Review: Based on agency comments, *Conditions of Approval* have been recommended for the project and are provided below. The list of conditions includes identified mitigation measure from the Initial Study/Mitigated Negative Declaration.

The El Dorado-Diamond Springs Community Advisory Committee (CAC) reviewed the project and provided the following comments (Exhibit T), which are summarized into two categories of either vehicular access or general comments. *Vehicular Access:* The CAC commented that careful attention should be paid to the sight distance at the entrance driveway. The commercial building proposed adjacent to the driveway may block sight distance to the west. *General Comment:* The CAC is supportive of the proposed project, and feel that the proposed land use has less of a traffic impact than most other uses that could be considered for the property.

ENVIRONMENTAL REVIEW

The project has been evaluated for potential environmental effects in accordance with the California Environmental Quality Act (CEQA). Based on the Initial Study was prepared by staff, concluding that there is no substantial evidence that the proposed project would have a significant effect on the environment; therefore, a Mitigated Negative Declaration is recommended.

The project proposes a less than significant impact on the environment with specific mitigation measures associated with the Noise and Transportation resources of the Initial Study. The Initial Study and Conditions of Approval indicate proposed mitigation measures to help mitigate the noise exposure of the proposed HVAC system (Mitigation Measure NOI-1, NO-2, and NO-3). Also, the Initial Study and Conditions of Approval indicate a proposed mitigation measure to bring project impacts to less than significant level during the AM peak hour for the intersection of SR 49 and Pleasant Valley Road (Mitigation Measure M1, M2, and M3) via payment of traffic impact mitigation fees (TIM fees). The payment of TIM fees will satisfy the project's fair share obligation towards improving this intersection, subject to Caltrans approval. The prescribed mitigation measures for the project will help bring the categories of Noise and Transportation to a less than significant level.

A Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval. The filing of the NOD begins the statute of limitation time period for when litigation may be filed against the County's action of the project. If the NOD is filed, the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

In accordance with California Fish and Wildlife Code Section 711.4, the project is subject to the current fee after approval, but prior to the County filing the notice of Determination of the project. This fee plus the \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The fee is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Attachments to Staff Report

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.....	Aerial Map
Exhibit F.....	Preliminary Site Plan
Exhibit G.....	Architectural Site Plan
Exhibit H.....	Preliminary Grading and Drainage Plan
Exhibit I.....	Preliminary Drainage Report
Exhibit J.....	Preliminary Utility Plan
Exhibit K.....	Preliminary Elevation Plan
Exhibit L.....	Preliminary Color Board Image
Exhibit M.....	Preliminary Landscape Plan
Exhibit N.....	Preliminary Lighting Plan
Exhibit O.....	El Dorado Irrigation District FIL Letter
Exhibit P.....	Air Quality Analysis
Exhibit Q.....	Memo from Housing, Community, and Economic Development
Exhibit R.....	Proposed Mitigated Negative Declaration and Initial Study
Exhibit S.....	Mitigation Monitoring Reporting Program (MMRP)
Exhibit T.....	Diamond Springs/El Dorado CAC Design Review Committee Comments; November 15, 2018