

MITIGATED NEGATIVE DECLARATION

FILE: PD15-0003

PROJECT NAME: El Dorado Hills Memory Care (The Pavilions)

NAME OF APPLICANT: Family Real Property

ASSESSOR'S PARCEL NO.: 124-140-33

SECTION: 22 T: 10 N R: 8 E

LOCATION: Southwest corner of Green Valley Road and Francisco Drive in the El Dorado Hills area

GENERAL PLAN AMENDMENT: NA FROM: NA TO: NA

REZONING: NA FROM: NA TO: NA

TENTATIVE PARCEL MAP SUBDIVISION TO SPLIT: NA

OTHER: Planned Development Permit for the phased construction and operation of a 40,677 square feet memory care facility, which includes on-site parking, landscaping, and monument sign. Phase 1 of the proposed facility would be authorized under the permit encompassing a total of 27,613 square feet within 2.2 acres of disturbed area. Phase 2, which consists of the remaining 13,044 square feet within 1.4 acres of disturbed area, would be authorized under a separate, future Planned Development Permit.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

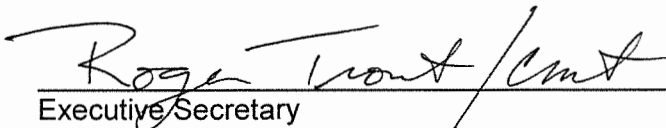
NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.

MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.

OTHER:

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the Planning Commission on June 9, 2016.


Executive Secretary