

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



Agenda of: June 14, 2018

Staff: Emma Carrico

CONDITIONAL USE PERMIT

- FILE NUMBER:** S17-0011/Blissful Gardens
- APPLICANT:** Rakesh Sethi
- REQUEST:** Conditional use permit to allow for the construction and operation of an assisted living facility consisting of 40 assisted care beds and nine independent living units, a multipurpose area, staff offices, kitchen facilities, dining facilities, and care facilities.
- LOCATION:** West side of Product Drive, approximately 0.3 mile south of the intersection with Durock Road in the Barnett Business Park, in the Shingle Springs area, Supervisorial District 2. (Exhibit A)
- APN:** 109-410-07 (Exhibit B)
- ACREAGE:** 0.85 acre
- GENERAL PLAN:** Multifamily Residential (MFR) (Exhibit C)
- ZONING:** Residential, Multi-Unit (RM) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Mitigated Negative Declaration (Exhibit K)
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
 2. Approve S17-0011 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 an assisted living facility consisting of 40 assisted care beds and nine independent living units, a multipurpose area, staff offices, kitchen facilities, dining facilities, and care facilities. The facility includes a single 2-story structure with 15,254 square feet of floor space and 2 parking lots. Large community care facilities (serving 7 or more persons) are allowed in the Residential Multi-Unit (RM) Zone, with a Special or Conditional Use permit. Staff has determined that the proposed project is consistent with the Multifamily Residential (MFR) land use designation and RM zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

PROJECT INFORMATION

Site Description: The topography of the proposed project area is flat. The elevation ranges from approximately 1,440 feet to 1,450 feet above mean sea level. The project area is located within the Upper Deer Creek watershed, within the larger Upper Cosumnes watershed. No riparian habitats, federally protected wetlands, or other water ways have been identified on the project site. The project site is located within Rare Plant Mitigation Area one, and review of the County Geographic Information System (GIS) soil data demonstrates the project is located on lands shown to contain Serpentine Rock or Gabbro soils that have the potential to support special-status species rare plants. The primary vegetation communities on this site are ruderal/developed and cis-montane foothill chaparral, which is regenerating from grading and other disturbances that occurred in 2006/2007. Currently the site is vacant and is accessed from Product Drive.

Project Description: The applicant requests a Conditional Use Permit in order to construct and operate an Assisted Living Facility consisting of 40 assisted care beds and 9 independent living units, a multipurpose area, staff offices, kitchen facilities, dining facilities, and care facilities. Project facilities will include a single 2 story structure with 15,254 square feet of floor space, an approximately 1,860 square foot landscaped court yard, 2 parking lots, and a monument sign (Exhibit F). New pavement will include a driveway with fire access hammerhead turn around, two parking areas with a total of 23 off-street parking spaces, an 8' by 20' passenger drop off area, and a 5' by 20' ADA accessible passenger loading area. A monument sign of approximately 24.5 square feet designed to match the stucco finish and paint colors of the building is proposed to be constructed at the North East corner of the project site. All 0.85 acres of the project site are anticipated to be included in grading and/or construction.

Consistency: As discussed in General Plan findings, the project is consistent with General Plan policies 2.2.1.2 Land Use Designation; 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. 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, and Chapter 130.37: Noise Standards.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study (Exhibit K). Two mitigation measures are proposed to address impacts to biological resources. If construction activities will occur during the nesting season (February to September), staff recommends a preconstruction survey for the presence of special-status bird species or any nesting bird species to be conducted by a qualified biologist within 500 feet of proposed construction areas. After consultation with the California Department of Fish and Wildlife staff recommends that the applicant be required to coordinate with the Pine Hill Ecological Preserve Manager and staff to facilitate collection of seeds and flower heads from existing colonies of *Wyethia reticulata*-El Dorado County Mule Ears and *Crocanthemum suffrutescens*-Bisbee Peak Rush-Rose on site for transplantation under the discretion of the Pine Hill Ecological Preserve Manger, or a qualified professional, to the Pine Hill Ecological Preserve land. With the implementation of these mitigation measures staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, and a Mitigated Negative Declaration (Exhibit L) has been prepared.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....Land Use Designation Map

Exhibit D.....Zoning Designation Map

Exhibit E.....Aerial Map

Exhibit F.....Site Plan

Exhibit G.....Preliminary Grading Plan

Exhibits H1-H2.....Elevation Plan & Building Colors

Exhibit I.....Landscape Plan

Exhibits J1-J3.....Lighting Plan, Lighting Inventory, Design Certification

Exhibit K.....Proposed Mitigated Negative Declaration and Initial Study