



Legislation Details (With Text)

File #: 13-0137 **Version:** 1

Type: Agenda Item **Status:** Department Matters

File created: 2/7/2013 **In control:** Board of Supervisors

On agenda: 3/5/2013 **Final action:** 3/5/2013

Title: Development Services Department, Planning Services Division, is forwarding a request from El Dorado Senior Housing, LLC for a Conceptual Review of Pre-Application PA12-0005/El Dorado Senior Resort for property identified by APNs 331-221-30 and 331-221-32, consisting of 8.2 acres, in the El Dorado area; and recommending the Board discuss issues identified by staff with the project developer. (Supervisory District 3) (Est. Time: 1 Hr.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A-Staff Report.pdf, 2. B-Applicant Ltr 02-24-13.pdf, 3. C - Power Point Presentation - El Dorado Senior Resort

Date	Ver.	Action By	Action	Result
3/5/2013	1	Board of Supervisors	Received and Filed	

Development Services Department, Planning Services Division, is forwarding a request from El Dorado Senior Housing, LLC for a Conceptual Review of Pre-Application PA12-0005/El Dorado Senior Resort for property identified by APNs 331-221-30 and 331-221-32, consisting of 8.2 acres, in the El Dorado area; and recommending the Board discuss issues identified by staff with the project developer. (Supervisory District 3) (Est. Time: 1 Hr.)

Background

El Dorado Senior Housing, LLC has requested a Conceptual Review with the Board of Supervisors on Pre-Application PA12-0005/El Dorado Senior Resort. The property, identified by Assessor's Parcel Numbers 331-221-30 and 331-221-32, consisting of 8.2 acres, is located on the south side of Pleasant Valley Road, approximately 300 feet west of the intersection with Koki Lane, in the El Dorado area, Supervisory District 3.

The Pre-Application-Conceptual Review process was established by the Board of Supervisors with the adoption of Resolution 043-2009 on February 24, 2009 to allow an applicant to propose conceptual plans and receive feedback from staff, the Board of Supervisors, and the public. This process allows the applicant an intermediate step in the long and expensive entitlement process. Prior to investing in engineering, architectural and other technical reports and products for a formal application, the applicant hopes to receive information in order to modify the proposal to address issues and concerns. The Pre-Application is not a formal application to develop and does not provide any entitlements, commitments, or approvals; only information.

A Staff Report is attached.

Contact

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