



## Legislation Text

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**File #:** 18-1848, **Version:** 2

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HEARING - To consider a request by the Capital SouthEast Connector Joint Powers Authority appealing the Planning Commission's September 27, 2018 approval of Conditional Use Permit CUP18-0005/Quantum Care Place to allow for the construction and operation of an approximately 60,400 square foot senior assisted living facility and an approximately 4,000 square foot medical office building on property identified by Assessor's Parcel Number 117-490-01, consisting of 4.11 acres, in the Carson Creek Specific Plan Area of El Dorado Hills area. (Supervisorial District 1) (Cont. 12/4/18, Item 32) (Est. Time: 5 Min.)

### **Appellant has withdrawn the appeal.**

#### **DISCUSSION / BACKGROUND**

This is a request submitted by the Capital SouthEast Connector Joint Powers Authority appealing the Planning Commission's September 27, 2018 approval of Conditional Use Permit CUP18-0005/Quantum Care Place to allow for the construction and operation of an approximately 60,400 square foot senior assisted living facility and an approximately 4,000 square foot medical office building. The proposed senior assisted living facility intends to offer 66 units and 106 beds, including assisted living, memory care, skilled nursing and rehabilitation, personalized supportive services, and health-related medical services 24-hours a day. The property, identified by Assessor's Parcel Number 117-490-01, consisting of 4.11 acres, is located on the west side of Carson Crossing Road, south of the intersection with White Rock Road, in the Carson Creek Specific Plan Area of El Dorado Hills, Supervisorial District 1. (County Planner: Efren Sanchez) (Previously adopted addendum to program Environmental Impact Report (EIR) for the Carson Creek Specific Plan (CC-SP))

The project site has a General Plan land use designation of Adopted Plan (AP) and is located within the CC-SP with a zoning designation of Carson Creek - Local Convenience Commercial (CC-LC). Community care facilities were originally not an allowed use within the CC-LC zoning designation, however a specific plan amendment (SP94-0002-R-2/Carson Creek Specific Plan Amendment) along with an addendum to the previously adopted EIR for the CC-SP was approved by the Board on July 19, 2016 to amend the text of the CC-SP to allow community care facilities within the CC-LC zone with the approval of a Conditional Use Permit.

The Planning Commission approved the project by a vote of 5-0 with Findings, Conditions of Approval, and a Mitigated Negative Declaration on September 27, 2018 (Item #4, Legistar 18-1456). Pursuant to the County Zoning Ordinance, there is an appeal period of 10 working days after approval. The Capital SouthEast Connector Joint Powers Authority filed an appeal on October 11, 2018 (with a \$239 appeal fee). The Zoning Ordinance provides that the appeal of a Planning Commission decision be decided at a public hearing with the Board.

The Capital SouthEast Connector is a 34-mile long expressway and multi-modal facility that extends from the Interstate-5 Hood Franklin Road interchange in southwest Sacramento County, traveling east crossing State Route 99, into the City of Elk Grove, then following the existing Grant Line Road and White Rock Road through the cities of Rancho Cordova and Folsom into El Dorado County

where the connector will connect to US-50 at the Silva Valley Parkway Interchange. The appeal asserts that the Joint Powers Authority was not consulted during the Conditional Use Permit process and that the project, as approved, would impede the Joint Powers Authority's ability to construct the Capital SouthEast Connector.

On January 8, 2019, staff received a letter from the Appellant rescinding and withdrawing its October 11, 2018 appeal. The Planning Director recommends the Board accept the Appellant's withdrawal subject to the Planning Director's approval of the revised site plan, as specified in their letter dated January 8, 2019.

**CONTACT**

Tiffany Schmid, Director  
Planning and Building Department