



Legislation Details

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File created: 5/10/2019 **In control:** Planning Commission

On agenda: 7/25/2019 **Final action:**

Title: Hearing to consider the El Dorado Senior Resort project (Conditional Use Permit CUP18-0009)* to allow 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 foot commercial building (2-story); one 2,500 square foot commercial building (2-story); approximately 30 percent open and recreational space; 228 parking spaces of which 128 will be underground; and both wall and monument signage on property identified by Assessor's Parcel Numbers 331-221-30 and 331-221-32, consisting of 8.2 acres, in the El Dorado area, submitted by Jim Davies; and staff recommending 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.

(Supervisory District 3) (cont. 5/23/19, Item #4)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Staff Memo 07-24-19 (Staff's Continuance Request), 2. Public Comment Rcvd 07-22-19 PC 07-25-19, 3. Public Comment Rcvd 07-19-19 PC 07-25-19, 4. Public Comment Rcvd 07-16-19 PC 07-25-19, 5. Public Comment Rcvd 06-25-19 PC 07-25-19, 6. A - Staff Report, 7. B - Findings, 8. C - Conditions of Approval, 9. D - Staff Report Exhibits A-Q, 10. E - Staff Report Exhibit R-Proposed Mitigated Negative Declaration and Initial Study, 11. F - Staff Report Exhibit R-Attachments 1-3, 12. G - Staff Report Exhibit R-Attachment 4 (Traffic Impact Study), 13. H - Staff Report Exhibit R-Attachments 5-8, 14. I - Staff Report Exhibit S-Mitigation Monitoring Reporting Program, 15. J - Staff Report Exhibit T-Diamond Springs-El Dorado CAC Comments, 16. K - Notification Map PC 05-23-19, 17. L - Proof of Publication-Mountain Democrat, 18. M - Staff Memo 05-03-19 (Staff's Continuance Request), 19. Public Comment Rcvd 05-23-19 AFTER HEARING, 20. Email from Auditor Rcvd 05-22-19, 21. Public Comment Rcvd 05-20-19, 22. Public Comment Rcvd 05-17-19, 23. Public Comment Rcvd 05-16-19, 24. Public Comment Rcvd 05-14-19, 25. Public Comment Rcvd 05-13-19

Date	Ver.	Action By	Action	Result
7/25/2019	2	Planning Commission	Continued	Pass
5/23/2019	1	Planning Commission	Continued	Pass