



## Legislation Details (With Text)

**File #:** 19-0810 **Version:** 2

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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

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)

### **DISCUSSION / BACKGROUND**

Request to consider Conditional Use Permit CUP18-0009/El Dorado Senior Resort submitted by Jim Davies to allow for 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. 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 600 feet west of the intersection with Koki Lane, in the El Dorado area, Supervisory District 3. (County Planner: Efren Sanchez) (Mitigated Negative Declaration prepared)\*

This item was continued from the May 23, 2019, meeting at the request of staff.

### **CONTACT**

Efren Sanchez

Planning and Building Department

Planning Services Division