



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

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On agenda: 4/23/2024 **Final action:** 4/23/2024

Title: Planning and Building Department, Planning Division, forwarding a request from Epidauros Management Company (AKT), for an Initiation Hearing (Conceptual Review) of the Community for Health and Independence project which includes a proposed General Plan Amendment to apply the Community Region designation to a the project site that is currently in a Rural Region, change the land use designation of multiple parcels from Agricultural Lands (AL) and Rural Residential (RR) to Adopted Plan (AP) through Specific Plan adoption to include residential, age-targeted residential, mixed-use, commercial, industrial/office park, and open space. Guided by UC Davis research, the project is designed to promote healthy living through project design and includes a 200-acre research complex. The project site, identified by Assessor's Parcel Numbers (APNs) 117-020-005, 087-010-018, 117-020-012, 117-020-017, 117-020-010, 087-070-007, 117-020-018, and 087-010-021, consisting of approximately 1,460 acres, is located approximately 3 miles south of State Highway 50, along the western County border with Sacramento County. Staff recommends that the Board take the following actions:

- 1) Evaluate the submitted Conceptual Review under Pre-Application PA23-0015, for the Community Health and Independence Project, as to whether the proposed General Plan Amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments); and
- 2) Provide the Applicant with initial feedback on the proposed project. Guidance given may initiate further vetting, analysis, and/or enhancements for aspects of this conceptual proposal through production of a complete application.

FUNDING: Applicant-Funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - BOS Policy J-6, 2. B - Staff Memo, 3. C - Staff Memo Exhibits, 4. C Revised - Staff Memo Exhibits 4.22, 5. D - Technical Advisory Committee Comments, 6. E- Project Narrative, 7. F - Staff Presentation, 8. G - Applicant Presentation, 9. Public Comment BOS Rcvd. 4-23-2024, 10. Public Comment BOS Rcvd. 4-22-2024, 11. Public Comment BOS Rcvd 4-19-2024

Date	Ver.	Action By	Action	Result
4/23/2024	1	Board of Supervisors	No Formal Action	

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DISCUSSION / BACKGROUND

This Pre-Application Conceptual Review is being presented as a required process associated with Board Policy J-6, "General Plan Amendment Initiation Process", which requires an "initiation" hearing before the Board (Attachment A). This hearing is for a determination of compliance with the criteria of Policy J-6 only. There are no entitlements or approvals authorized from this pre-application public hearing. This item is for discussion purposes only.

This is a request to consider Pre-Application PA23-0005/Community Health and Independence submitted by Epidauros Management Company (AKT), for an Initiation Hearing (Conceptual Review) of the Community for Health and Independence project which includes a proposed General Plan Amendment to apply the Community Region designation to a the project site that is currently in a Rural Region, change the land use designation of multiple parcels from Agricultural Lands (AL) and Rural Residential (RR) to Adopted Plan (AP) through Specific Plan adoption to include residential, age-targeted residential, mixed-use, commercial, industrial/office park, and open space. Guided by UC Davis research, the project is designed to promote healthy living through project design and includes a 200-acre research complex. Additional project description information can be found in Attachment C, Exhibits A-H.

Pre-Application Process To-Date

Initial pre-application materials were submitted by the Applicant, on December 22, 2023. Pre-application materials were circulated to 37 potentially affected departments, agencies, and other entities for review from January 31, 2024, to February 15, 2024. On February 26, 2024, Planning staff held a Technical Advisory Committee (TAC) meeting to review comments received with the Applicant and reviewers that chose to participate. Key topics discussed at that meeting have been addressed in the Staff Memo provided as Attachment B.

Next Steps

Discretionary Permit Application: It is anticipated that the Applicant would formally submit applications for discretionary permits to the Planning and Building Department. Based on the proposed uses, existing zoning, and land use designations, anticipated formal applications are likely to include, and may not be limited to: a General Plan Amendment application to apply the Community Region designation and change the land use designation of project parcels from Agricultural Lands (AL) and Rural Residential (RR) to Adopted Plan (AP), a Specific Plan application to adopt the new specific plan, a Rezone application to change the zoning of project parcels, a Tentative Subdivision Map application to create resultant lots, and a Development Agreement application.

Environmental Review: It is anticipated that the proposed project would require the preparation of an

Environmental Impact Report (EIR) in compliance with CEQA. Staff will work with the Applicant to identify a qualified EIR consultant to prepare the CEQA document for use in application processing.

ALTERNATIVES

The Board may choose not to provide the Applicant with feedback at this time.

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Department of Transportation, Agricultural Department, Environmental Management, El Dorado Hills Fire Department, El Dorado Hills Community Services District, El Dorado LAFCO, Latrobe School District, and others.

CAO RECOMMENDATION

Provide input and direction as recommended.

FINANCIAL IMPACT

There is no financial impact or change to Net County Cost resulting from the proposed Conceptual Review. Processing this request is funded by the Applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance: Staff is presenting this application to the Board to provide a complete assessment of the best available information with the goal of assisting the Board to reach a well-informed decision regarding recommendations for a potential development project consistent with the Good Governance Strategic Goal and Board of Supervisors Policy J-6.

CONTACT

Rob Peters, Deputy Director of Planning
Planning and Building Department