



# County of El Dorado

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## Legislation Details

**File #:** 24-0667 **Version:** 1

**Type:** Agenda Item **Status:** Time Allocation

**File created:** 3/29/2024 **In control:** Board of Supervisors

**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	