



## Legislation Text

---

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

---

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