

## Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: **2019049119**

Project Title: CUP18-0009/El Dorado Senior Resort

Lead Agency: El Dorado County

Contact Name: Efren Sanchez

Email: efren.sanchez@edcgov.us

Phone Number: 530-621-6591

Project Location: El Dorado, Community Region  
CityEl Dorado County  
County

Project Description (Proposed actions, location, and/or consequences).

The project request is a conditional use permit for a senior living development identified as El Dorado Senior Resort. The proposed development consists of the following: a 74-unit assisted living/memory care facility; a 64-unit independent apartment complex with club house; 9 single family homes; one 5,000 square feet (SF) commercial building; one 2,500 SF commercial building; approximately 30% open and recreational space; 228 parking spaces of which 128 will be underground; and both wall and monument signs. The El Dorado Senior Resort will be age-restricted and include a 10% affordable housing component. The proposed development will be an age-restricted community within the meaning of California Civil Code section 51.3, which legally authorizes these communities and requires that qualified residents be at least 55 years of age. The existing property consists of two parcels with a total of 8.2 acres. Water and sewer service for the project is proposed to be provided by the El Dorado Irrigation District (EID). The site is not currently within the EID service area, and will require annexation, subject to approval from the El Dorado Local Agency Formation Commission (LAFCO), prior to receiving those services. The project proposes to take direct private road access from Koki Lane east of the project site, with an Emergency Vehicle Access (EVA) only driveway along State Route (SR) 49 north of the project site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project would have the following potentially significant effects:

1. Potential significant impacts to noise exposure.

Proposed mitigation: NOI-1: Shield HVAC equipment and make sure it will not exceed 45 dB Leq at 50 feet (Commercial Building #1) and 45 dB Leq at 30 feet (Commercial Building #2). (Mitigation Measure NOI-1, NO-2, and NO-3).

2. Potential significant impacts to traffic.

Proposed mitigation: Measures to bring project impacts to less than significant level during the AM peak hour for the intersection of SR 49 and Pleasant Valley Road (Mitigation Measure M1, M2, and M3) via payment of traffic impact mitigation fees (TIM fees).

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy know to the Lead Agency.

Provide a list of the responsible or trustee agencies for the project.

California Department of Forestry and Fire Protection  
California Department of Transportation