



LOCAL AGENCY FORMATION COMMISSION
 550 Main Street, Suite E. Placerville, CA 95667
 (530) 295-2707 · lafco@edlafco.us · www.edlafco.us

LANDOWNER APPLICATION (\$56000)

DATE: 11/15/24

PROJECT NAME: El Dorado Senior Village Apartments Annexation to EID

PROJECT NUMBER: 2024-02
LAFCO will assign a project name & number

GENERAL INFORMATION

PETITIONER(S): El Dorado Senior Housing LLC
Property owner(s) making application (Additional owners with parcel numbers on separate sheet)

CONTACT PERSON: SERGEI OLESHKO
Contact person must be property owner or designated agent (refer to Landowner Signature & Agent Designation Form)

ADDRESS: 8863 GREENBACK LANE SUITE 324, ORANGEVALE, CA 95662

E-MAIL: sergei@snofoundation.org

TELEPHONE: 916-949-8882

ASSESSOR'S PARCEL NO(S): 331-221-035-000; 331-221-036-000
If unknown, obtain from El Dorado County Assessor's Office (530) 621-5719.

Type of Project: Annexation Reorganization Detachment SOI Other

AGENCY/DISTRICT: *(List all agencies whose boundaries would be changed by this proposal)*
 El Dorado Irrigation District

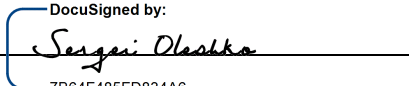
LOCATION: *(Closest major county road intersection or road junctions)*
 Pleasant Valley Road, Koki Lane

PURPOSE: *(Clearly state reason for proposal)*
 The project is being developed and needs sewer and water service. (2) 72-Unit Apartment Bldgs. & (2) Community Bldgs., split between two Phases. Entitled for 149 Units on 8/27/2020, DR20-0001

ACRES: 8.2

The following persons *(not to exceed three)* are designated as chief petitioners to receive copies of the Notice of Hearing and the Executive Officer's Report on this proposal at the addresses shown:

Name	Address	City, Zip
SERGEI OLESHKO	8863 GREENBACK LANE SUITE 324	ORANGEVALE, CA 95662

Must be signed by a Representative of, or Petitioner, named above: 
DocuSigned by: 7B64F485FD834A6...

FEES
(See Attached Fee Schedule)
 One-Half of the LAFCO fee is due with these forms.
 This portion of the fee is non-refundable. Remaining fees and application materials will be required after the property tax negotiations are complete.



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Project Name: El Dorado Senior Village Apartments Annexation to EID
Project Number: 2024-02
LAFCO will assign name and number

NOTICE OF INTENT TO FILE PETITION
§56700.4(a)

Government Code § 56700.4 - (a) Before circulating any petition for change of organization, the proponent shall file with the Executive Officer a notice of intention that shall include the name and mailing address of the proponent and a written statement, not to exceed 500 words in length, setting forth the reasons for the proposal. The notice shall be signed by a representative of the proponent. (b) After the filing required pursuant to subdivision (a), the petition may be circulated for signatures.

Sergei Oleshko, Trustee
of SNO Foundation
NAME: _____
DocuSigned by:
Sergei Oleshko
7B64F485FD834A6...
DATE: 11/18/2024

ASSESSOR'S PARCEL NO(s): 331-221-035-000 - 6464 Koki Lane Unit A El Dorado, CA 95623 - 3.57 ACRES
331-221-036-000 - 6464 Koki Lane Unit B El Dorado, CA 95623 - 4.51 ACRES

NOTICE IS HEREBY GIVEN OF THE INTENTION TO CIRCULATE A PETITION PROPOSING TO:

Project Summary:
PHASE 1: (1) 100% Affordable, 62,000SF Senior Living Apartment Building, consisting of 72-Units, with a Unix Mix split between 1 and 2 Bedroom apartments. This Phase will also include the construction of a 1,600 sf +/- Community Building, Parking, Site Amenity & Utility Provision.
PHASE 2: (1) 100% Affordable, 62,000SF Senior Living Apartment Building, consisting of 72-Units, with a Unix Mix split between 1 and 2 Bedroom apartments. This Phase will also include the construction of a 1,600 sf +/- Community Building, Parking, Site Amenity & Utility Provision.

THE REASONS FOR THE PROPOSAL ARE:

Proposal Summary:
To apply for annexation of the proposed project site into the El Dorado Irrigation District for sewer and water service. Whereas the project consists (2) 62,000 SF, 72-Unit Apartment Bldgs. & (2) 1,600SF Community Bldgs., split between two Phases, which were entitled for 149 Units on 8/27/2020, Reference: DR20-0001



San Diego Address
740 13th St, Ste 504
San Diego, CA 92101
(619) 535-0537

Sacramento Address
1214 F St
Sacramento, CA 95814
(916) 545-2512

11/08/2024

Re: Design Review DR20-0001/EI Dorado Senior Village

To whom it may concern,

The following is the proposed “Project Description,” which reduces the rental units from 149 described in the Conditions of Approval to 144 rental units, reduces the total building footprint, and omits the commercial component.

PROJECT DESCRIPTION (11/08/2024)

Design Review Permit DR20-0001 includes an affordable, age-restricted community housing development consisting of residential and community amenity, including two multi-unit residential buildings with a total of 144 rental units, two 1,600 square-foot commercial building with leasing office and amenity space available for use by residents and their guests, 220 parking spaces, one 27.5 square-foot freestanding wooden sign at the entry driveway along Koki Lane, two 24 square-foot wall signs and approximately 2.3 acres of landscape/active recreation area.

Building	Building Area	Improvements
Residential #1	62,085 sf	(54) 1BR, (18) 2BR
Residential #2	62,085 sf	(54) 1BR, (18) 2BR
Clubhouse #1	1,600 sf	Community Gathering/Meeting Space
Clubhouse #2	1,600 sf	Community Gathering/Meeting Space
<i>BR = Bedroom</i>		

The proposed residential units will be age-restricted, as defined within California Civil Code Section 51.3, and require that qualified residents be at least 55 years of age. In addition, the residential units will also be deed-restricted to meet the California Code of Regulations Title IV, Division 17 requirements for 100% Housing Tax Credit Units and to comply with applicable provisions of SB 35. Primary access to the project site would be provided via a privately owned and maintained driveway to Koki Lane, a County maintained roadway. An Emergency Vehicle Access (EVA) is proposed via private driveway onto Pleasant Valley Road/State Route 49 north of the project site. The project will include Local Agency Formation Commission (LAFCO) annexation into the El Dorado Irrigation District (EID) for public water and



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Sacramento, CA 95814
(916) 545-2512

sewer service. Electric service will be provided by Pacific Gas and Electric (PG&E), utilizing existing PG&E infrastructure adjacent to the project site. Solid waste service will be provided by the local County waste franchisee, El Dorado Disposal. Approximately 6.69 acres of oak woodland will be removed by the project, however, approximately 0.91 acres of native oak woodland and seven existing Heritage Trees will be retained on site as shown on the preliminary landscape plan, Exhibit M. Oak Resources removal and retention will be consistent with all applicable standards in the County Oak Resources Management Plan (ORMP) and project-specific requirements in the project Oak Resources Technical Report (ORTR), dated March 2, 2020.

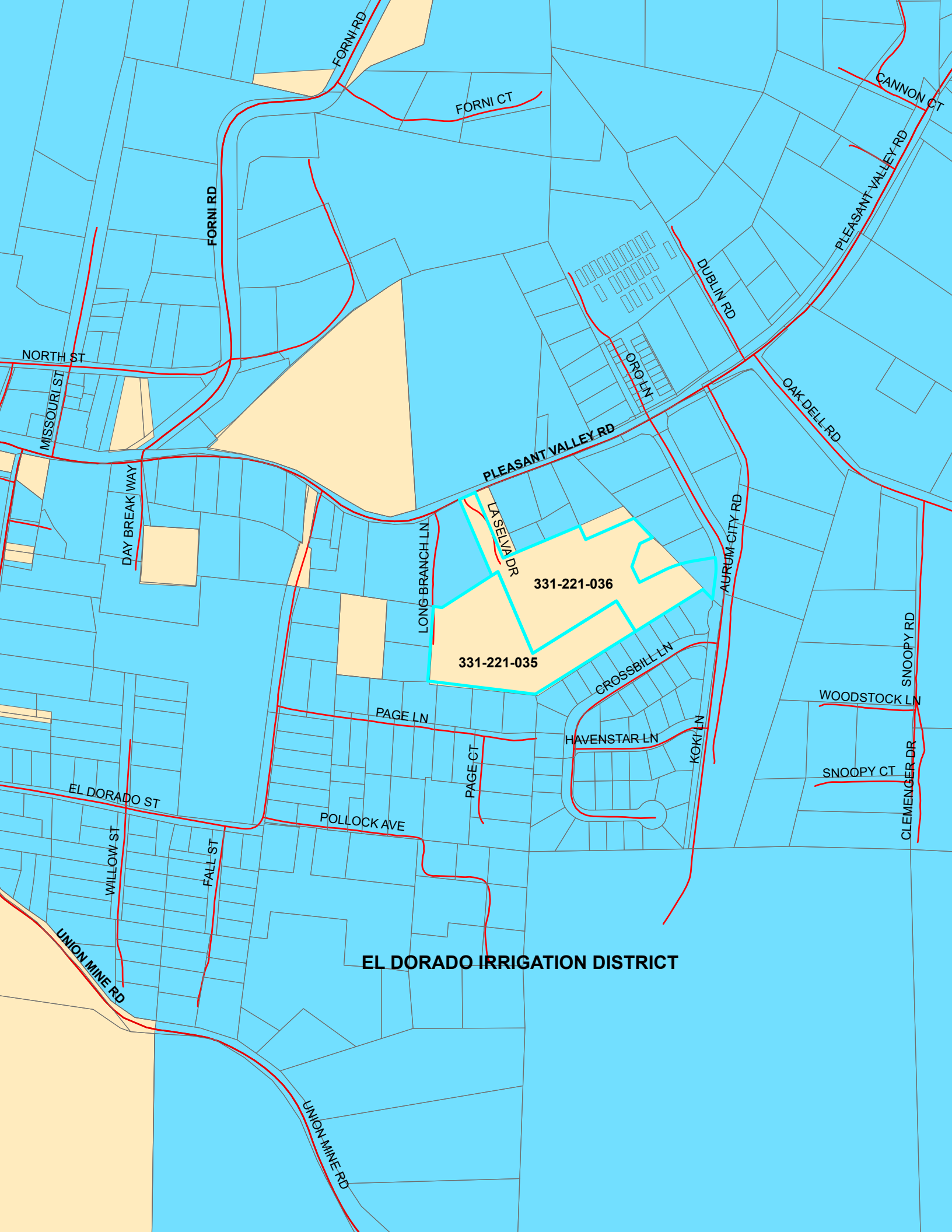
The water and sewer connections are depicted in the preliminary utility plan and would include approximately 1,205 linear feet of new pipeline for sewer and 2,620 linear feet of new pipeline for water.

Regards,

Nick Loeper
Project Manager

ARCHITECTS LOCAL

1214 F St. | Sacramento | CA 95814
o.916.545.2512 x.205
d.916.545.2514
nickl@architectslocal.com
www.architectslocal.com



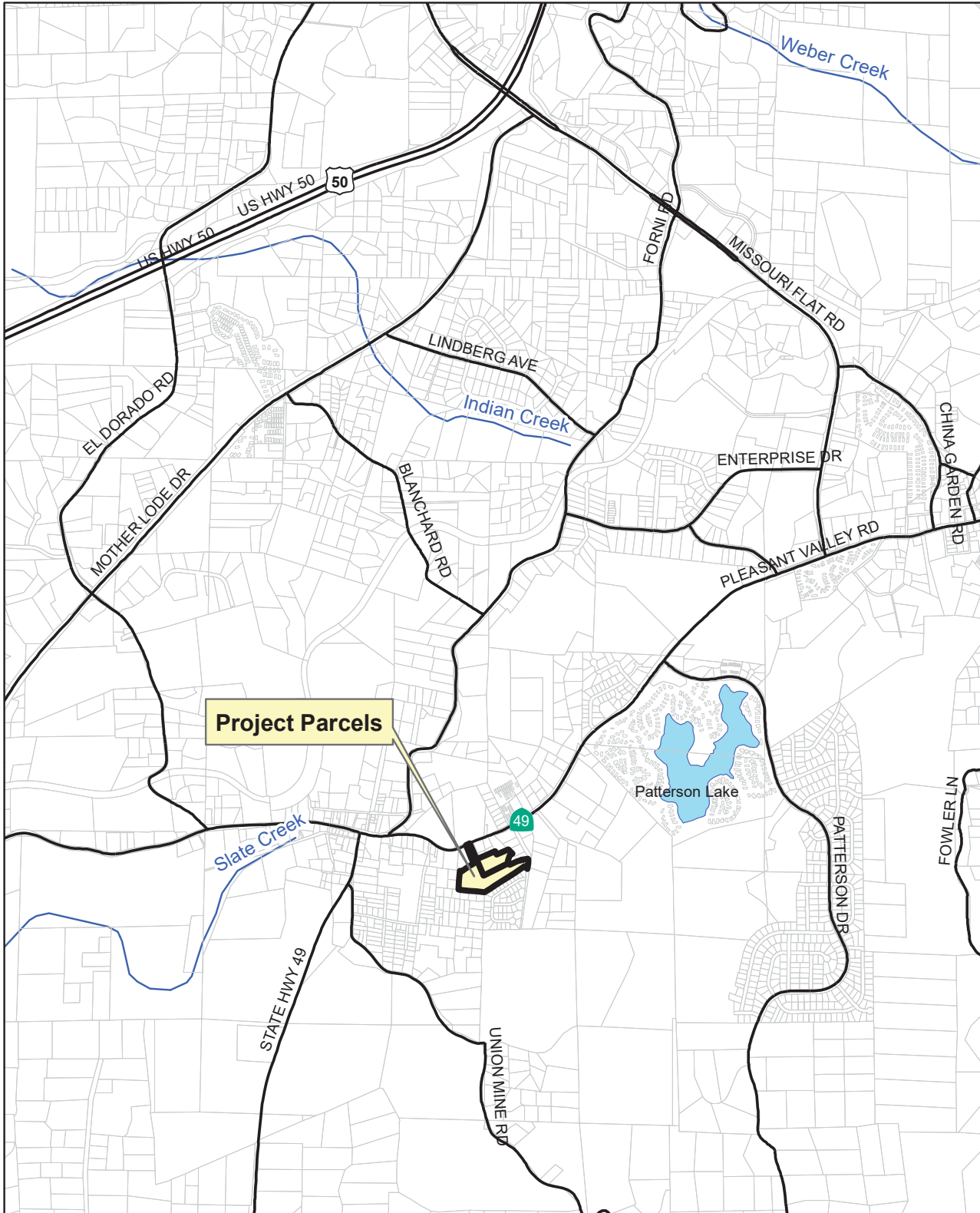
EL DORADO IRRIGATION DISTRICT

331-221-036

331-221-035

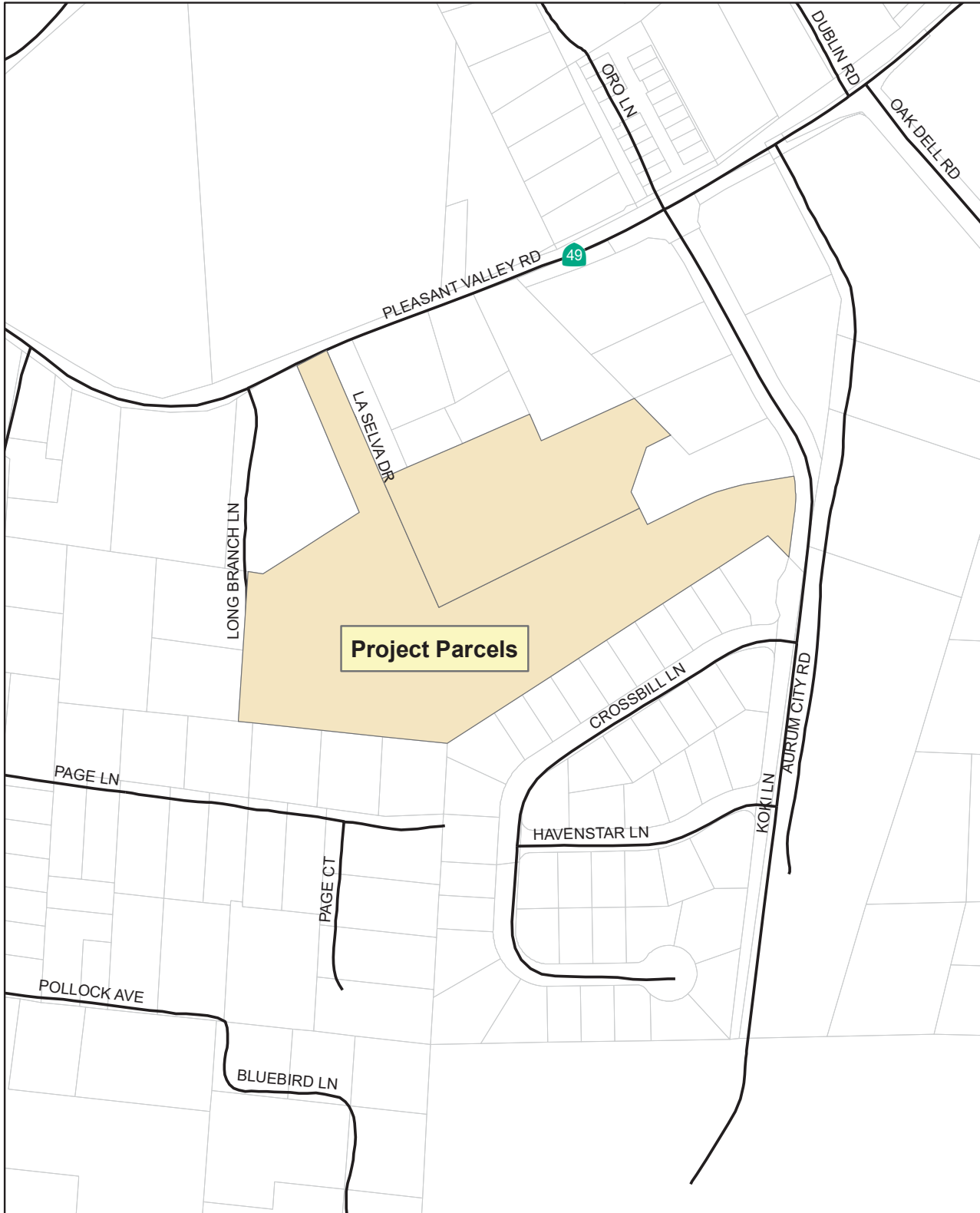
DR20-0001

EXHIBIT A - VICINITY MAP



DR20-0001

EXHIBIT B - LOCATION MAP



DR20-0001

EXHIBIT C - SITE AERIAL PHOTO



0 50 100 200 300 400 500 Feet

PROJECT INFORMATION FORM

PROJECT NAME: El Dorado Senior Village Apartments Annexation to EID

PROJECT NO: 2024-02

City Annexations Only

What is the approved pre-zoning which will become effective upon annexation?

General Plan Designation Existing: HDR; Zoning Designation Existing - R1

Does the proposed use conform to this zoning? Yes No

Environmental Review (CEQA)

Who is/was the lead agency for this project? El Dorado County

Lead agency Project Planner or contact person TBD

Has the lead agency certified/approved the environmental document? Yes No

If yes, attach a copy.

If no, explain:

**(See County DR20-0001 Approval Attached with Environmental Determination)
The project qualified for streamlined ministerial review under Government Code section 65913.4 (SB 35)**

If the environmental review is pending, what type of environmental document is being prepared?

Exemption Class	<input checked="" type="checkbox"/>	In addition to the streamlined ministerial review and CEQA exemption applicable to the County approval of the SB 35 project, the water and sewer pipelines and associated minor subsurface facilities to provide water and sewer
Negative Declaration	<input type="checkbox"/>	service to the project are exempt from CEQA under Public Resources Code section 21080.21 and CEQA Guidelines section 15282(k) (pipeline less than
Mitigated Neg. Dec.	<input type="checkbox"/>	one mile); CEQA Guidelines section 15304(f) (minor alterations to land,
Supplemental EIR	<input type="checkbox"/>	including trenching and backfilling where the surface is restored); and CEQA
EIR	<input type="checkbox"/>	Guidelines section 15061(b)(3) (common sense exemption).

If LAFCO will be the lead agency for this project, please see LAFCO staff for further discussion.

Boundaries

Is the project area contiguous to the district or city? Yes No

Is the project area within the necessary Spheres of Influence? Yes No

If not, explain:

PROJECT INFORMATION FORM

PROJECT NAME: El Dorado Senior Village Apartments Annexation to EID

PROJECT NO: 2024-02

Do the proposed boundaries follow parcel lines? Yes No

If not, explain:

Why were the proposed boundaries selected? Are there additional areas that should or should not be included?

The proposed boundary is based upon the project boundary - currently EID is providing service to the contiguous properties to the North, East, South, & West.

Do any of the landowners own additional lands contiguous to the project area? Yes No

If yes, explain why these parcels are not included:

Population

What is the approximate current population of the proposal area?

How many registered voters reside in the proposal area?

What is the projected future population of the proposal area? 144 Apartment Units

Have all owners of land in the proposal area (100%) consented in writing or signed the application petition? Yes No

Agriculture and Open Space

Is any of the territory under Williamson Act Contract? Yes No

Expiration date

Does the site contain any prime agricultural lands, agricultural lands of statewide or local importance? Yes No

Has the Agricultural Commission or Agriculture Department reviewed the proposal? Yes No

PROJECT INFORMATION FORM

PROJECT NAME: El Dorado Senior Village Apartments Annexation to EID

PROJECT NO: 2024-02

Services

List agencies currently providing service to the project area:

El Dorado County, Pacific Gas & Electric, Diamond Springs/El Dorado Fire District

Describe the services to be extended as a result of this proposal:

Sewer Service and Water Service

Indicate when these services can be feasibly extended to the project area:

Currently available for connection in Pleasant Valley Road and Koki Lane.

Please explain why this proposal is necessary at this time:

The project is being developed and needs sewer and water service. Annexation into EID is required ahead of achievement of financing, application for permitting, and eventual construction.

Describe existing capacity and improvements and/or any upgrades to infrastructure that will be required as a result of this project (*i.e., roads, sewer, water or wastewater facilities, etc.*):

Per the Facility Improvement Letter (FIL) attached, the project requires 116.25 EDUs of water supply and there exists 11,414 EDUs of capacity in this location. The project requires 114.25 EDUs of sewer capacity and per the FIL attached there is capacity in the existing sewer system for this project.

Explain how the desired service will be financed, including both capital improvements and ongoing maintenance and operations:

Service extension will be paid for by the project development.

Describe possible alternatives to the services described above, and how these alternatives might affect the cost and adequacy of services:

A possible alternative to sewer connection is not feasible for this project, but the project could provide a private sewer pump station and connect to the sewer main in Koki Lane if that is a preferred alternative for connection to the existing sewer system.

PROJECT INFORMATION FORM

PROJECT NAME: El Dorado Senior Village Apartments Annexation to EID

PROJECT NO: 2024-02

Will the proposal area be included within any special zone or division?

None

Does the city/district have current plans to establish any new assessment districts for new or existing services? Yes _____ No _____

If yes, please explain:

Does any agency whose boundaries are being changed have existing bonded indebtedness?

Not Applicable

If the proposal includes an annexation into a district or city, I understand that the proposal territory may be and/or will be liable for payment of its share of any existing bonds, taxes and/or assessments that are extended to the territory as a result of the annexation.

Initial SO

If a detachment is included in the proposal, should the territory detaching continue to be liable for payment of existing bonded indebtedness to the detaching agency?

Yes _____ No _____

If yes, explain:

No Detachment Proposed - Not Applicable

Note: See El Dorado LAFCO Policies and Guidelines section 3.3, for more information regarding these questions.

PROJECT INFORMATION FORM

PROJECT NAME: EI Dorado Senior Village Apartments Annexation to EID

PROJECT NO: 2024-02

Other

Please list or describe any terms or conditions that should be included in LAFCO's Resolution or Approval:

Please include copies of any development agreements, pre-annexation agreements, pertinent staff reports, or other supporting documentation that will facilitate the review of your project.

Please attach any other comments or justifications regarding this proposal.

List the name, address, and phone number of the person who completed this questionnaire, and the person who should be contacted if there are any questions.

Name: Sergei Oleshko, Trustee of SNO Foundation

Address: 8863 Greenback Ln Ste 324 Orangevale, CA 95662

Phone: 916-949-8882

CERTIFICATION

I hereby certify that the statements furnished on this form and on any attached exhibits are true and correct to the best of my knowledge and belief.

DocuSigned by:
Sergei Oleshko
7B64F485FD834A6...

11/18/2024

Signature

Date

**PLAN OF SERVICE
EL DORADO SENIOR VILLAGE APARTMENTS
(APN's 331-221-035-000; 331-221-036-000)
ANNEXATION TO THE
EL DORADO IRRIGATION DISTRICT
LAFCO Project N 2024-
XXX-XXXX/ PD14-0010/ TM14-1522 El Dorado County**

Project Name:	El Dorado Senior Village Apartments
Project Assessor Parcel No.:	331-221-035-000; 331-221-036-000
Project Applicant:	Sergei Oleshko
Mailing Address:	8863 Greenback Ln., Ste 324 Orangevale, CA 95662
Telephone:	916-949-8882
Contact Person & Phone	Sergei Oleshko, 916-949-8882

The intent of a Plan of Service (POS) is to describe in detail how a proposed project will be implemented if approved. A POS takes into account the services, capacity, cost and adequacy of services within the service district or County and how those services would be affected by the proposed LAFCO action.

SECTION I: ENUMERATION OF SERVICES

Services provided and to be provided to the project are listed below:

SERVICE	CURRENT SERVICE PROVIDER	PROPOSED SERVICE PROVIDER
Waste Water Treatment	None	El Dorado Irrigation District
Water	None	El Dorado Irrigation District

SECTION II: DISCUSSION OF SERVICES AND CAPACITY AND PROPOSED INFRASTRUCTURE

This proposed project is a Senior Housing complex on 8.19 acres. Water and sewer services are requested. The property is not within the El Dorado Irrigation District boundary and will require annexation before service can be obtained. The project is within the Sphere of Influence of the El Dorado Irrigation District.

Water

The subject property is not located within the El Dorado Irrigation District's service area. The project is located within the EID Sphere of Influence and existing water lines are located in Pleasant Valley Road and Koki Lane.

The Facilities Improvement Letter dated April 12, 2023 for El Dorado Senior Village Apartments indicated that adequate public water is available to serve the project. In order to receive service, the project must construct a water line extension connecting to the surrounding water lines. The project would require annexation into the EID service district prior to receiving public water services. The project would require coordination with LAFCO to initiate annexation proceedings.

The Diamond Springs – El Dorado Fire Protection District determined that the minimum fire flow for the project is 1,500 GPM for two hours duration with 20 psi minimum residual pressure for the apartment and community buildings. This assumes Type V-B construction with all structures fire sprinkled in accordance

with NFPA 13D and Fire Department requirements.

It is expected that this fire flow and potable water service will be served by 2,620 linear feet of new 8" water pipeline connecting with the existing pipelines in the public right of way of Pleasant Valley Road and Koki Lane. See the included Preliminary Utility Plan for depiction of this condition

Wastewater

The subject property is not located within the El Dorado Irrigation District's service area. The project is located within the EID Sphere of Influence and existing sewer lines are located along the Pleasant Valley Road frontage and Koki Lane frontage.

The Facilities Improvement Letter dated April 12, 2023 for El Dorado Senior Village Apartments indicated that connection to the existing 24" sewer main line in Pleasant Valley Road would be required and adequate for service. This sewer line has sufficient capacity to serve the project. In order to receive service, an extension of facilities of adequate size must be constructed onsite. The project would require annexation into the EID service district prior to receiving public sewer services. The project would require coordination with LAFCO to initiate annexation proceedings.

The project is planned to connect to the existing 24" public sewer main in Pleasant Valley Road as shown on the attached Preliminary Utility Plan. The sewer connection is depicted in the preliminary utility plan and would include approximately 1,205 linear feet of new pipeline for sewer. Proposed subsurface sewer systems are expected to be located onsite and privately maintained as shown on the attached Preliminary Utility Plan.

SECTION III: CONDITIONS OF SERVICE

Specific conditions of approval were included in the El Dorado County project approval for the El Dorado Senior Village Apartments. The project applicant is now in the process of completing these conditions of approval. Approval by EID is anticipated after approval of the LAFCO annexation and the Project would comply with any EID conditions of service.

LIST OF ATTACHMENTS

1. 10.1 - Facility Improvement Letter from EID (FIL – 3956FIL EDC Project No: DE20-0001)
2. 10.2 - Preliminary Utility Plan
3. 10.3 - El Dorado County Conditions of Approval
4. 10.4 - El Dorado County Staff Report reflecting statutory CEQA Exemption (August 27, 2020)
5. 10.5 - Minutes of the Planning Commission reflecting approval of staff recommendation (September 24, 2020)



Letter No.: DS0423-089

April 12, 2023

VIA EMAIL

Sergei Oleshko
SNO Foundation
8863 Greenback Lane, Suite 324
Orangevale, CA 95662
Email: sergei@snofoundation.org

Subject: Facility Improvement Letter (FIL), El Dorado Senior Village Apartments - **Annexation**
Assessor's Parcel No. 331-221-034 (Outside) – 3956FIL
EDC Project No: DE20-0001

Dear Mr. Oleshko:

This letter is in response to your request dated March 31, 2023 and is valid for a period of three years. If facility improvement plans for your project are not submitted to El Dorado Irrigation District (EID or District) within three years of the date of this letter a new FIL will be required.

Design drawings for your project must be in conformance with the District's *Water, Sewer and Recycled Water Design and Construction Standards*.

This proposed project is a Senior Housing complex on 8.19 acres. Water and sewer service, private fire services, and fire hydrants are requested. The property is **not** within the District boundary and will require annexation before service can be obtained.

This letter is not a commitment to serve, but does address the location and approximate capacity of existing facilities that may be available to serve your project.

Water Supply

As of January 1, 2022, there were approximately 11,414 equivalent dwelling units (EDUs) of water supply available in the Western/Eastern Water Supply Region. Your project as proposed on this date would require 116.25 EDUs of water supply.

Water Facilities

A 12-inch water line exists in Pleasant Valley Road and a 6-inch water line is located in Koki Lane (see enclosed System Map). The Diamond Springs/El Dorado Fire Protection District has determined that the minimum fire flow for this project is 1,500 GPM for a 2-hour duration while

maintaining a 20-psi residual pressure. According to the District's hydraulic model, the existing system can deliver the required fire flow. In order to receive service and provide the required fire flow this project has two options depending on site design.

The 12-inch main previously identified currently operates at a lower hydraulic grade line than the 6-inch water main in Koki Lane. The hydraulic grade line for the 12-inch water line is 1,800 feet above mean sea level at static conditions and 1,755 feet above mean sea level during fire flow and maximum day demands. If the site elevations will not allow for a water system with adequate pressure to be designed connecting only to the 12-inch main then you may be required to construct a looped water system that would provide water from a higher pressure zone.

In order to provide water service from a higher pressure zone you would be required to construct a looped water line extension connecting to both the 12-inch and 6-inch water lines previously identified. The connection in Pleasant Valley Road would need to be achieved by cutting in a new tee with isolation valves in order to correctly configure the water system in this area. The hydraulic grade line for this pressure zone would be 2,015 feet above mean sea level at static conditions and 1,890 feet above mean sea level during fire flow and maximum day demands. Prior to submitting improvement plans the District will need to review these options with your civil engineer in order to determine which option will be required.

The flow predicted above was developed using a computer model and is not an actual field flow test.

Sewer Facilities

There is a 24-inch sewer line abutting the northern property line in Pleasant Valley Road. This sewer line has adequate capacity at this time. In order to receive service from this line, an extension of facilities of adequate size must be constructed. Your project as proposed on this date would require 114.25 EDUs of sewer.

Easement Requirements

Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or waste water lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. The District must have unobstructed access to these easements at all times, and does not generally allow water or waste water facilities along lot lines.

Easements for any new District facilities constructed by this project must be granted to the District prior to District approval of water and/or waste water improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for some older

facilities, any existing on-site District facilities that will remain in place after the development of this property must also have an easement granted to the District.

Environmental

The County is the lead agency for environmental review of this project per Section 15051 of the California Environmental Quality Act Guidelines (CEQA). The County's environmental document should include a review of both off-site and on-site water and sewer facilities that may be constructed by this project. You may be requested to submit a copy of the County's environmental document to the District if your project involves significant off-site facilities. If the County's environmental document does not address all water and waste water facilities and they are not exempt from environmental review, a supplemental environmental document will be required. This document would be prepared by a consultant. It could require several months to prepare and you would be responsible for its cost.

Annexation

The applicant is charged for all costs associated with the annexation proposal. A preliminary cost benefit analysis has been completed. This project as currently defined **will not** have a negative financial impact on the District. Please contact Development Services regarding the annexation process.

Summary

Service to this proposed development is contingent upon the following:

- Annexation approval from the District's Board of Directors and El Dorado County Local Agency Formation Commission;
- Payment of District Annexation Impact Fee (Contact Development Services for fee calculation);
- The availability of uncommitted water supplies at the time service is requested;
- Approval of the County's environmental document by the District (if requested);
- Approval of a Facility Plan Report by the District;
- Approval of an extension of facilities application by the District;
- Approval of facility improvement plans by the District;
- Construction by the developer of all on-site and off-site proposed water and sewer facilities;
- Acceptance of these facilities by the District; and
- Payment of all District connection costs.

Services shall be provided in accordance with El Dorado Irrigation District Board Policies and Administrative Regulations, as amended from time-to-time. As they relate to conditions of and fees for extension of service, District Administrative Regulations will apply as of the date of a fully executed Extension of Facilities Agreement.

Letter No.: DS0423-089
To: Sergei Oleshko



April 12, 2023
Page 4 of 4

If you have any questions, please contact Marc Mackay at (530) 642-4135.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Brink', is written over a light blue horizontal line.

Mike Brink, P.E.
Supervising Civil Engineer

MB/MM:PC

Enclosures: System Map
Fire Flow Letter

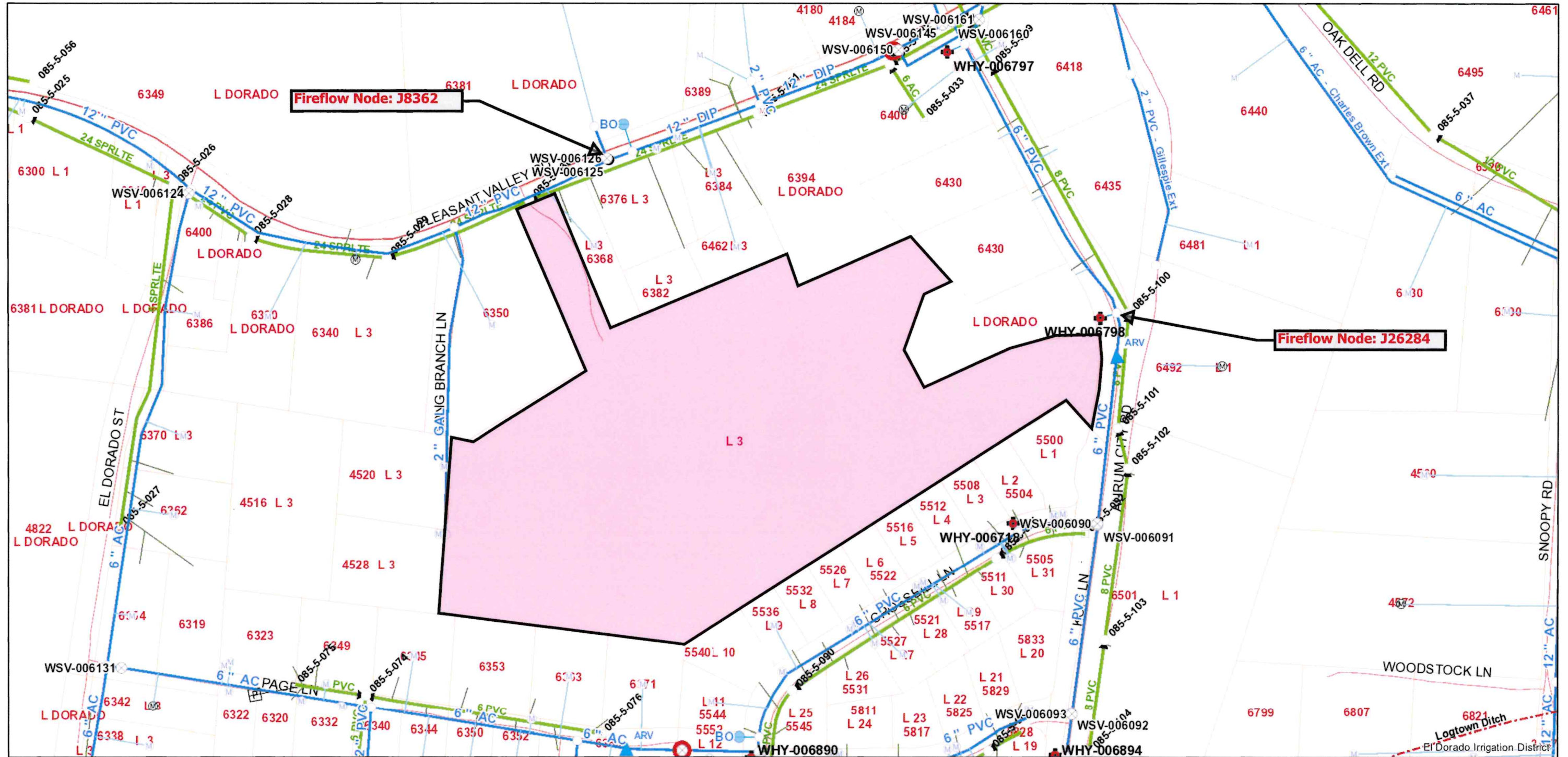
cc w/ enclosures:

Gina Hamilton– Senior Planner
El Dorado County Development Services Department
Via email – gina.hamilton@edcgov.us

Shiva Frentzen, Executive Officer
El Dorado County LAFCO
Via email - sfrentzen@edlafco.us

Leah Yaws – Battalion Chief / Fire Marshal
Diamond Springs / El Dorado Fire Department
Via email - lyaws@diamondfire.org

El Dorado Senior Village Senior Apartments - Annexation



Date: April 12, 2023



Project: El Dorado Senior Village Apartments - Annexation

APN: 331-221-034

Author: Web AppBuilder for ArcGIS
Print date: April 11, 2023

WARNING: No accuracy of map implied until field checked by EID. Exact pipe locations must be field verified.



Diamond Springs - El Dorado Fire Protection District

501 Pleasant Valley Road, Diamond Springs, CA 95619

Office (530) 626-3190 ♦ Fax (530) 626-3188

www.diamondfire.org

March 29, 2023

Sergei Oleshko, Director/Trustee
SNO Foundation
9719 Lincoln Village Dr. Ste 603
Sacramento CA 95827
sergei@snofoundation.org

Dear Mr. Oleshko,

Per your recent request I have reviewed the El Dorado Senior Village housing project and updated the previous Fire Flow letter utilizing the site map stamped January 19, 2022, the 2022 California Fire Code and local ordinances. The potable water system with the purpose of fire protection of this commercial multi-family residential development shall provide a minimum fire flow per building as listed below:

Building(s) A and B – Apartment building(s): Two story building(s), footprint of 3697 square feet, total square footage 7394 square feet V-B construction requires **1500 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration.**

Building C – Apartment building: Three Story building, footprint of 3697 square feet, total square footage of 11,091 square feet V-B construction requires **1500 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration.**

Building(s) D and E- Community building(s): Single story building(s), 3841 square feet of V-B construction requires **1500 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration.**

All structures shall install fire sprinklers in accordance with NFPA 13 and Fire District requirements. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire District for review and approval.

This development shall install Dry Barrel Fire Hydrants which conform to the El Dorado Irrigation District specifications for the purpose of providing water for fire protection. The spacing between hydrants for this development shall not exceed 500 feet. The exact location of each hydrant(s) and FDC(s) shall be determined by the Fire District.

Please contact the administrative office of the Diamond Springs-El Dorado Fire Protection district with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Leah Yaws", is written over a white background.

Leah Yaws, Fire Marsha



CLIENT

PROJECT TITLE
EL DORADO
SENIOR LIVING

HIGHWAY 49 &
KOKI LANE
EL DORADO, CA.

SHEET TITLE

**PRELIMINARY
UTILITY
PLAN**

DATE	REVISION	DATE

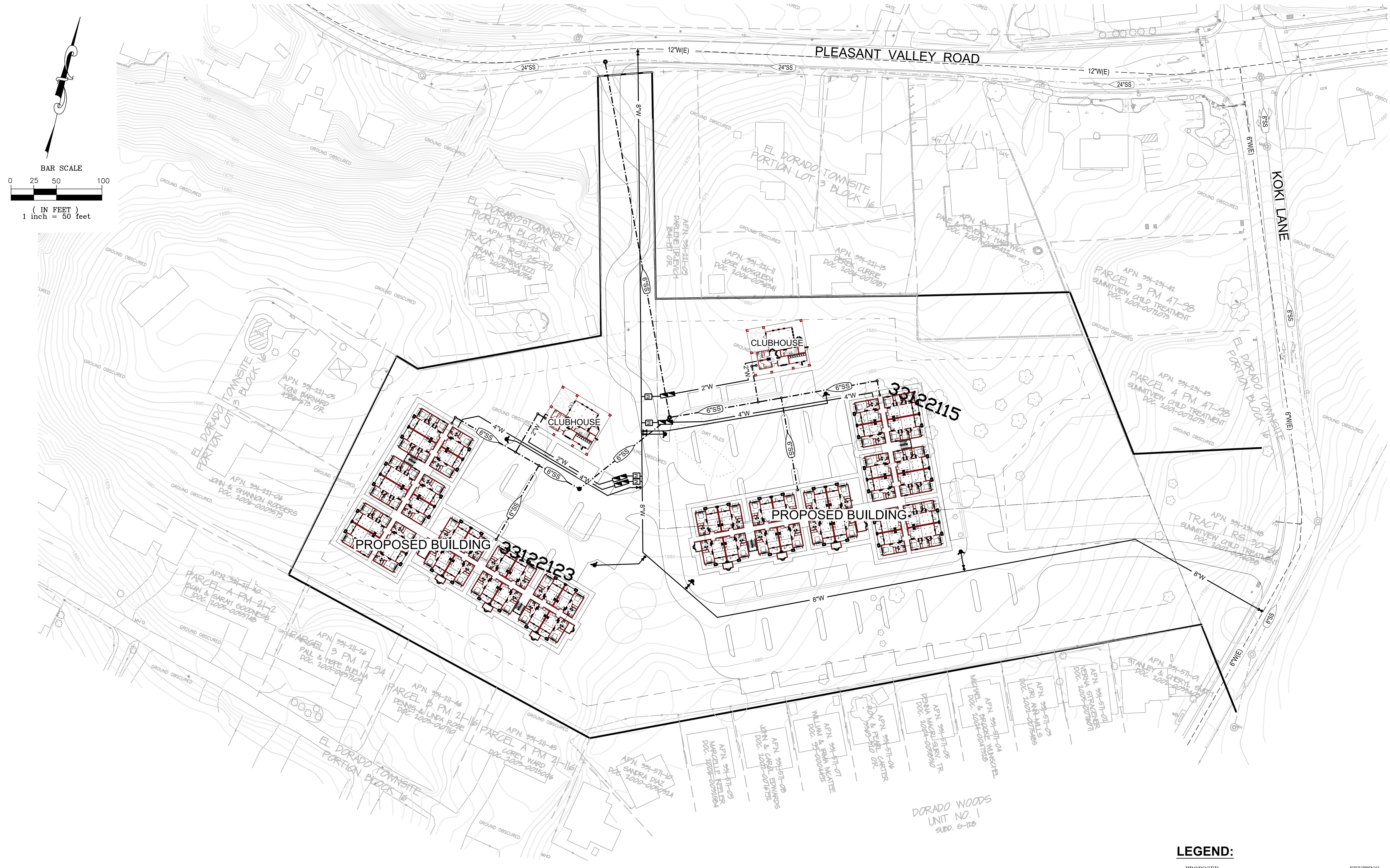
DRAWN/CHK BY: MT / RP

DATE: 10/10/2024

JOB NO.: 0104.006

SHEET NUMBER

U.1



PIPE QUANTITIES:
PROPOSED SEWER = 1,205 LF
PROPOSED WATER = 2,620 LF

PRELIMINARY UTILITY PLAN

SCALE: 1" = 50'

LEGEND:

PROPOSED	EXISTING
(Symbol) SEWER MANHOLE	(Symbol) SEWER MANHOLE
(Symbol) SEWER LINE	(Symbol) SEWER LINE
(Symbol) STORM DRAIN MANHOLE	(Symbol) STORM DRAIN MANHOLE
(Symbol) STORM DRAIN	(Symbol) STORM DRAIN
(Symbol) DRAIN INLET	(Symbol) DRAIN INLET
(Symbol) WATER LINE	(Symbol) WATER LINE
(Symbol) WATER VALVE	(Symbol) WATER VALVE
(Symbol) FIRE SPRINKLER WATER LINE	(Symbol) FIRE SPRINKLER WATER LINE
(Symbol) FIRE DEPARTMENT CONNECTION	(Symbol) FIRE DEPARTMENT CONNECTION
(Symbol) FIRE HYDRANT ASSEMBLY	(Symbol) FIRE HYDRANT ASSEMBLY
(Symbol) R.P. BACKFLOW PREVENTER	(Symbol) R.P. BACKFLOW PREVENTER
(Symbol) WATER METER & BOX	(Symbol) WATER METER & BOX

Residential #10	4,554 sf	(3) 3-BR
Residential #11	10,652 sf	(4) 1-BR, (4) 2-BR, (2) 3-BR
Residential #12	5,952 sf	(3) 1-BR, (3) 2-BR
Clubhouse	3,500 sf	Community Gathering/Meeting Space
Office	500 sf	Apartment Leasing Office
Commercial #1	7,500 sf	Restaurant, Retail and Office
Commercial #2	2,500 sf	Bed and Breakfast Country Inn
¹ “BR” = Bedroom ² “Studio” = Studio Apartment		

The proposed residential units will be age-restricted, as defined within California Civil Code Section 51.3, and require that qualified residents be at least 55 years of age. In addition, the residential units will also be deed-restricted to require at least 50% of the units to be affordable for households at or less than 80% of the Area Median Income (AMI) consistent with applicable provisions of SB 35. Primary access to the project site would be provided via a privately owned and maintained driveway to Koki Lane, a County maintained roadway. An Emergency Vehicle Access (EVA) is proposed via private driveway onto Pleasant Valley Road/State Route 49 north of the project site. The project will include Local Agency Formation Commission (LAFCO) annexation into the El Dorado Irrigation District (EID) for public water and sewer service. Electric service will be provided by Pacific Gas and Electric (PG&E), utilizing existing PG&E infrastructure adjacent to the project site. Solid waste service will be provided by the local County waste franchisee, El Dorado Disposal. Approximately 6.69 acres of oak woodland will be removed by the project, however, approximately 0.91 acres of native oak woodland and seven existing Heritage Trees will be retained on site as shown on the preliminary landscape plan, Exhibit M. Oak Resources removal and retention will be consistent with all applicable standards in the County Oak Resources Management Plan (ORMP) and project-specific requirements in the project Oak Resources Technical Report (ORTR), dated March 2, 2020 (Exhibit N).

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

Planning Division

2. **Permit Time Limits:** Design Review DR20-0001 shall automatically expire 36 months from the date of approval pursuant to applicable provisions of Government Code Section 65913.4 (SB 35) unless vertical construction has been initiated prior to the expiration date. This application may qualify for a one-time, one-year time extension, at the discretion of the County, if the project proponent submits a timely request for such extension including documentation of significant progress toward construction. Such documentation shall include but not be limited to submitted building or grading permit application(s).
3. **Construction Timing:** As required under SB 35, construction of the residential component of the project shall be completed prior to, or concurrent with, the commercial component. A building permit for proposed commercial uses shall not be finalized until final, agency-signed occupancy authorization forms from the Building Division have been received for all of the proposed residential buildings (11 buildings total).
4. **Lighting:** All outdoor lighting shall conform to Exhibit O, and Section 130.34.020 of the Zoning Ordinance, and be fully shielded pursuant to the Illumination Engineering Society of North America's (IESNA) full cut-off designation. Any light fixture indicated on Exhibit O that does not have a specification sheet submitted with the building permit that specifically states that fixture meets the full cutoff standards, shall require a fixture substitution that meets that requirement.
5. **Landscaping:** The final landscape plan shall be substantially consistent with the preliminary landscape plan (Exhibit M) and be consistent with all applicable provisions of Zoning Ordinance Chapter 130.33 (Landscaping Standards) and the 2015 California Model Water Efficiency Landscape Ordinance (MWEL0).
6. **Signs:** All signs shall be consistent with the preliminary signage plan (Exhibit U) and all applicable provisions of Chapter 130.36 (Signs) including but not limited to regulations for sign location, size and number allowed.
7. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

8. **Cultural Resources:** If any cultural resources, including historic or Native American artifacts, or other indications of archaeological resources are found during site preparation, grading, and construction activities, all work shall be halted immediately within a 100-foot radius of the discovery until an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology, as appropriate, has evaluated the find(s) and until the Shingle Springs Band of Miwok Indians and the United Auburn Indian Community have been contacted and invited to review and document the find.

Work shall not continue at the discovery site until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant or eligible for listing on the National Register of Historic Places or CRHR; 3) not a significant Public Trust Resource; 4) adequate information has been collected to document the resource and the resource may be avoided and preserved in place or removed or reburied under the supervision of a qualified archaeologist; or 5) for Native American finds, that the resource has been reburied onsite, when feasible, under the supervision of a qualified Native American monitor at the project applicant's expense (based on the recommendation of the Shingle Springs Band of Miwok Indians [Band] during AB 52 consultation).

9. **Noise From Rooftop Mechanical Equipment (HVAC):** Prior to issuance of a building permit for proposed commercial buildings, rooftop mechanical equipment (e.g. HVAC systems) shall comply with the following requirements to ensure noise levels remain below criteria established in Table 130.37.060.1 (Noise Level Performance Standards for Noise Sensitive Land Uses Affected by Non-Transportation Sources):
 - A. Show on submitted building permit plans how all rooftop mounted HVAC equipment associated with air heating and cooling requirements of Commercial Buildings #1 & 2 shall be completely shielded from view of nearby existing residences by rooftop parapets (as proposed).
AND do one of the following items, either (A1) or (A2) below:

1. When plans are available that identify specific HVAC equipment model information and installation locations, the project developer shall submit technical documentation, to the satisfaction of the Planning Division, that the equipment will not exceed 45 dB Leq at 50 feet (Commercial Building #1) and 45 dB Leq at 30 feet (Commercial Building #2).

OR

2. Should the project developer choose to install rooftop-mounted HVAC equipment that exceeds 45 dB Leq at 50 feet (Commercial Building #1) or 45 dB Leq at 30 feet (Commercial Building #2), the construction of a 6-foot tall localized barrier that encompasses the equipment would be required. Should a barrier be constructed on the rooftop of Commercial Building #1, the barrier shall encompass the equipment around the north, east and west sides. Should a barrier be constructed on the rooftop of Commercial Building #2, the barrier shall encompass the equipment on the south, west and east sides.
10. **Construction Noise:** Noise-generating construction activities shall be limited to between the hours of 7:00 am and 7:00 pm Monday through Friday and between 8:00 am to 8:00 pm on weekends and on federally-recognized holidays.
 11. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, including the determination that the project qualifies for streamlined review under SB 35, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning this Design Review application.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

12. **Oak Resources Conservation; In-Lieu Fee Payment:** Alteration of on-site individual oak trees and oak tree woodland or the implementation of on-site work that may affect on-site oak trees, including their canopy or root systems, shall adhere to the Oak Resources Technical Report (ORTR) prepared by Sycamore Environmental Consultants, Incorporated, dated March 2, 2020 (Exhibit N). The ORTR identifies 6.69 acres of oak woodland to be removed and also identifies project-specific oak tree protection measures for oak resources to be protected on site, including seven Heritage Trees to be retained in accordance with the Oak Resources Management Plan (ORMP). As discussed in the ORTR, in-lieu mitigation fees for oak woodland to be removed shall be calculated at an adjusted affordable housing mitigation ratio of 1:1. In-lieu mitigation fees shall be paid

at the then-current oak woodland mitigation rate per acre, (currently \$8,285/acre) for the 6.69 acres of oak woodland removed. Mitigation fees shall be submitted to the Planning Division prior to issuance of a building or grading permit. Processing, receipt and documentation of mitigation fees collected may be subject to an Administrative Permit pursuant to Section 130.39.060(A) (Oak Tree and Oak Woodland Removal Permits – Ministerial Development Projects).

13. **Lot Line Merge:** Pending lot line merge application No. LLA-M20-0004, between existing Assessor's Parcel Numbers 331-221-030 and 331-221-032, shall be finalized prior to issuance of any County development permit including but not limited to a building, grading, encroachment or improvement permit.

El Dorado County Department of Transportation (DOT):

Project-Specific Conditions:

14. **Encroachment Permit(s):** Obtain an encroachment permit from DOT and construct the roadway encroachment from the project access road onto Koki Lane to the provisions of County Standard Plan 103G, modified to comply with current accessibility standards. Trim trees, brush and vegetation along the west side of Koki Lane north to SR49 to achieve 290 feet minimum sight distance looking left from the project entrance. Obtain an encroachment permit from Caltrans and construct the emergency access to SR49 in accordance with Caltrans requirements.
15. **Off-site Improvements (Acquisition):** As specified elsewhere in these Conditions of Approval, the Project is required to perform off-site improvements. If the Developer does not secure, or cannot secure sufficient title or interest for lands where said off-site improvements are required, and prior to filing of any final or parcel map, enter into an agreement with the County pursuant to Government Code Section 66462.5. The agreement will allow the County to acquire the title or interests necessary to complete the required off-site improvements. The Form, Terms and Conditions of the agreement are subject to review and approval by County Counsel.

The agreement requires the Developer: pay all costs incurred by County associated with the acquisition of the title or interest; provide a cash deposit, letter of credit, or other securities acceptable to the County in an amount sufficient to pay such costs, including legal costs; If the costs of construction of the off-site improvements are not already contained in a Subdivision Improvement Agreement or Road Improvement Agreement, provide securities sufficient to complete the required improvements, including but not limited to, direct construction costs, construction management and surveying costs, inspection costs incurred by County, and a 20% contingency; provide a legal description and exhibit map for each title or interest necessary, prepared by a licensed Civil Engineer or Land Surveyor; provide an appraisal for each title or interest to be acquired, prepared by a certified appraiser. Approved improvement plans, specifications and contract documents for off-site improvements shall be prepared by a Civil Engineer.

Standard Conditions:

16. **Curb Returns:** Where sidewalks are provided, include pedestrian ramps with truncated domes conforming to Caltrans Standard Plan A88A, including a 4 foot sidewalk/landing at the back of all ramps. Alternate plans satisfying the current accessibility standards may be used, subject to review and approval by County.

17. **Consistency with County Codes and Standards:** Obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from DOT and pay all applicable fees prior to filing of the final map.

Ensure the project improvement plans and grading plans conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

18. **Stormwater Management:** Construct post construction storm water mitigation measures to capture and treat the 85th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan. Show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded prior to issuance of a building permit to ensure construction of individual lot source control measures.

19. **Water Quality Stamp:** Include a storm water quality message stamped into the concrete on new or reconstructed drainage inlets, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. Obtain approval of proposed message from County Engineer prior to construction.

20. **Regulatory Permits and Documents:** Incorporate all regulatory permits and agreements between the project and any State or Federal Agency into the Project Grading and Improvement Plans prior to the start of construction of improvements.

Grading or Improvement plans for any phase may be approved prior to obtaining regulatory permits or agreements for that phase, but grading/construction of improvements may not proceed until the appropriate permits or agreements are obtained

and the grading/improvement plans reflect any necessary changes or modifications to reflect such permits or agreements.

Project conditions of approval shall be incorporated into the Project Improvement Plans when submitted for review.

Housing, Community and Economic Development (HCED) Programs

21. At least 50% of the total units shall be deed-restricted as affordable housing, for a 55-year term, for households with incomes at or below 80% of the Area Median Income (AMI) for El Dorado County as defined by the California Department of Housing and Community Development for Multifamily Housing Programs. Within 60 days of project approval, an Affordable Housing Agreement (AHA) between the County and developer, and approved as to form by County Counsel, to include but not be limited to financing arrangements, monitoring program, and 55-year deed restrictions, shall be recorded between the County and applicant certifying the applicant's agreement with applicable provisions of Government Code Section 65913.4 regarding deed-restricted affordable housing units.
22. Within 30 days of project approval, the applicant shall review and certify, on a form provided by the County, project compliance with the labor provisions for the SB 35 streamlined ministerial approval process located in paragraph (8) of subdivision (a) of Government Code Section 65913.4 regarding payment of prevailing wages and use of a skilled and trained workforce in the construction of the project.
23. In accordance with General Plan Policy H0-3.9, the property owner(s) shall provide notice to the California Department of Housing and Community Development, the County Department of Human Services, and the existing tenants at least two years prior to the conversion of the affordable rental housing units to market rate. For sale units are subject to a Buyers Agreement as part of the housing plan Developer's Agreement.

Office of the County Surveyor:

24. The applicant will be required to coordinate with the County Surveyor's Office to ensure that all buildings on the subject parcel are addressed in compliance with County Code, Chapter 110.04. Compliance is required within 30 days of approval.
25. The roads serving the development shall be named by filing a completed Road Name Petition, with the County Surveyors Office. Proof of any signage required by the Surveyor's office must be provided to the Surveyor's office prior to issuance of a building or grading permit.
26. Property boundary determination and mapping, as required by Section 8762 of the Professional Land Surveyor's Act, shall be conducted by a California Licensed Land Surveyor.

El Dorado County Environmental Management Division (EMD)

Environmental Health Unit:

27. If separate facilities are planned for the community center and bed and breakfast that will provide food to residents at the retail level, a permit to operate and service request to review and approve any food facility plans prior to construction and operation will be required. Recreational health facilities including swimming pools and spas will also be required to submit a service request and architectural plans for review and approval by this Department prior to construction. Recreational health facilities available to the public are required to be constructed and operated according to the requirements of the California Health and Safety, Building, and Electrical Codes.

Hazardous Materials Unit:

28. In the application packet submitted on 5/26/2020, the facility plan indicates there will be two swimming pools onsite and a restaurant. The swimming pools may utilize reportable quantities of hazardous materials to maintain their water quality. If the facility utilizes any chemicals in excess of reportable quantities the facility will be required to create an account in CERS (California Environmental Reporting System), submit the required documentation into CERS and obtain a CUPA permit from EMD to store hazardous materials within 30 days of becoming operational.

Solid Waste Division Unit:

The following state and local regulations may apply during project construction and operation and have been included as standard conditions of approval:

29. Construction and Demolition (C&D) Debris Recycling:
State Law mandates that a minimum of 65% of the waste materials generated from covered Construction and Demolition projects must be diverted from being landfilled by being recycled or reused on site. Please visit the following website to view El Dorado County's Construction & Demolition Debris Recycling Ordinance Program information and requirements:
https://www.edcgov.us/Government/emd/solidwaste/pages/construction_and_demolition_debris_recycling.aspx. If after reviewing this information you still have questions, please do not hesitate to call Environmental Management at (530) 621-5300.
30. AB 341 - Mandatory Commercial Recycling (Multi-family)
State law requires that all multi-family dwellings with five or more units that generate at least two cubic yards of solid waste per week to have a recycling program for common recyclable materials such as bottles, cans, and paper.

31. AB 341 - Mandatory Commercial Recycling (Non-Residential)
State law requires that all non-residential dwellings that generate at least two cubic yards of solid waste per week to have a recycling program for common recyclable materials such as bottles, cans, and paper.
32. AB 1826 - Mandatory Commercial Organics Recycling (Multi-family)
State law requires that all multi-family dwellings with five or more units that generate at least two cubic yards of solid waste per week to have an organics recycling program for the following types of organic wastes: green waste, landscape and pruning waste, and non-hazardous wood waste. Multi-family dwellings are currently not required to have a food waste program.
33. AB 1826 - Mandatory Commercial Organics Recycling (Non-Residential)
State law requires that all non-residential dwellings that generate at least two cubic yards of solid waste per week to have an organics recycling program for the following types of organic wastes: green waste, landscape and pruning waste, non-hazardous wood waste, food waste and food-soiled paper.
34. Trash and Recycling Enclosures: CalGreen Section 5.410.1
Recycling by occupants requires that new projects provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Please direct questions about this provision to Building Services. Building Services can be reached at (530) 621-5315.
35. El Dorado Disposal: The franchise waste hauler for the location of this parcel is El Dorado Disposal. They can help businesses and multi-family dwellings determine how much waste they generate, when/if they exceed the waste amounts and complying with state law. Before the facility opens please contact El Dorado Disposal to set up waste and recycling service.

El Dorado County Air Quality Management District

The following standard conditions apply to the project:

36. Fugitive Dust: The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM₁₀) in the form of dust. The project shall adhere to the regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the Air Quality Management District (AQMD) prior to start of project construction if a Grading Permit is required from the Building Department (Rules 223 and 223.1).

37. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
38. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
39. Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
40. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (CARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at CARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf Questions on applicability should be directed to ARB at [1-866-634-3735](tel:1-866-634-3735). CARB is responsible for enforcement of this regulation.
41. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, and daily hours of operations of each piece of equipment.
42. New Point or Stationary Source: Prior to construction/installation of any new point/stationary source emission units (e.g. emergency standby engine greater than 50 HP, boilers of water heaters aggregating to greater than one million BTU/Hr. etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications, fuel and/or chemical use projections and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements, and 523, New Source Review.
43. Wood-burning devices: The installation of open hearth wood-burning fireplaces shall be prohibited. Installation of woodstoves shall be discouraged in favor of more energy-efficient and less polluting heating devices using cleaner burning fuels such as natural gas, propane or electricity. If fireplaces are desired, devices that are "natural-gas or propane only" with flues/chimneys designed to only accommodate natural gas/propane burning are allowed.

El Dorado Local Agency Formation Commission (El Dorado LAFCO)

44. **Annexation into the El Dorado Irrigation District (EID):** The applicant shall apply to the El Dorado LAFCO for annexation of the project parcels into the EID service area. EID annexation, pursuant to the process established by El Dorado LAFCO, shall be completed within two years of project approval.

El Dorado Irrigation District

45. **District Annexation:** The project parcels shall be annexed into the District. Annexation shall be completed prior to submittal of project improvement plans to the District.
46. **Facility Improvement Letter:** A Facility Improvement Letter (FIL) was issued by EID on August 8, 2018 and is valid for a period of three years (Exhibit T). If facility improvement plans are not submitted to EID within the valid period of the letter, a new FIL shall be required from EID. As the project parcels are not located within EID's service area, annexation into EID will be required prior to submittal of improvement plans to the EID.
47. **Water and Sewer Facilities:** The project shall construct required infrastructure/improvements to connect to existing water and sewer facilities as detailed in EID's FIL (Exhibit T).
48. **Easements:** Proposed water lines, sewer lines and related facilities must be located within an easement accessible by conventional maintenance vehicles. When the water lines or waste water lines are within streets, they shall be located within the paved section of the roadway. No structures will be permitted within the easements of any existing or proposed facilities. EID must have unobstructed access to these easements at all times, and does not generally allow water or waste water facilities along lot lines. Easements for any new EID facilities constructed by this project must be granted to EID prior to EID approval of water and/or waste water improvement plans, whether on-site or off-site. In addition, due to either nonexistent or prescriptive easements for some older facilities, any existing on-site EID facilities that will remain in place after the development of this property must also have an easement granted to EID.

Diamond Springs and El Dorado Fire Protection District (Fire District)

49. **Annexation (Community Facilities District):** Approval of the subject project is conditioned on meeting the public safety and fire protection requirements of the County of El Dorado General Plan, which shall include the provision of a financing mechanism for said services. The financing mechanism shall include inclusion within, or annexation into, a Community Facilities District (CFD) established under the Mello-Roos Community Facilities Act of 1982 (Government Code § 53311 et seq.), established by the Fire District for the provision of public services permitted under Government Code § 53313, including fire suppression services, emergency medical services, fire prevention

activities and other services (collectively Public Services), for which proceedings are under consideration, and as such, shall be subject to the special tax approved with the formation of such CFD with the Tract's inclusion or annexation into the CFD.

50. **Fire Flow:** The potable water system with the purpose of fire protection for this residential/commercial development shall provide a minimum fire flow of 1,750 gallons per minute with a minimum residual pressure of 20 psi for a three-hour duration. This requirement is based on a commercial building up to 40,600 square feet or less in size, Type V-A construction. This fire flow rate shall be in excess of the maximum daily consumption rate for this development. A set of engineering calculations reflecting the fire flow capabilities of this system shall be supplied to the Fire Department for review and approval.
51. **Underground Private Fire Mains:** After installation, all rods, nuts, bolts, washers, clamps, and other underground connections and restraints used for underground fire main piping and water supplies, except thrust blocks, shall be cleaned and thoroughly coated with a bituminous or other acceptable corrosion retarding material. All private fire service mains shall be installed per NFPA 24 and shall be inspected, tested and maintained per NFPA 25.
52. **Sprinklers:** The building(s) shall have fire sprinklers installed in accordance with NFPA 13 or NFPA 13D (R3 single-family residential use), including all Building Department and Fire Department requirements. Buildings which have the capacity of storage above 12 feet in height will need to have the sprinkler system(s) designed to accommodate the appropriate high-pile storage.
53. **Hydrants:** This development shall install Dry Barrel Fire Hydrants which conform to EID specifications for the purpose of providing water for fire protection. The spacing between hydrants in this development shall not exceed 300 feet. The exact location of each hydrant on private roads and on main county-maintained roadways shall be determined by the Fire Department.
54. **Fire Department Access:** Approved fire apparatus access roads and driveways shall be provided for every facility, building, or portion of a building. The fire apparatus access roads and driveways shall comply with the requirements of Section 503 of the Fire District as well as State Fire Safe Regulations as stated below (but not limited to):
 - a. All One- or Two-family dwelling residential developments, and residential projects with over 100 dwelling units, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements for Remoteness when required by the Fire Code Official.
 - b. All roadways shall be a minimum of 20 feet wide, providing two ten (10) foot traffic lanes, not including shoulder and striping.

- c. Each dead-end road shall have a turnaround constructed at its terminus.
 - d. Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.
 - e. Where maximum dead-end road lengths are exceeded, there shall be a minimum of two access roadways allowing for the safe access of emergency apparatus and civilian evacuation concurrently.
 - f. The fire apparatus access roads and driveways shall extend to within 150 feet of all portions of each facility and all portions of the exterior of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - g. Aerial apparatus road widths will be 26 feet and are required on buildings that meet or exceed three stories.
 - h. Driveways and roadways shall have unobstructed vertical clearance of 15 feet and a horizontal clearance providing a minimum 2 feet on each side of the required driveway or roadway width.
 - i. Depending on final heights of each building, the final layout of fire apparatus/aerial apparatus access roads shall be determined and approved by the fire code official with consideration of whether a ladder truck or ground ladders would be used for firefighting operations.
55. **Roadways:** Roadways shall be designed to support the imposed load of fire apparatus weighing at least 75,000 pounds and provide all-weather driving conditions. All-weather surfaces shall be asphalt, concrete or other approved driving surface. Project proponent shall provide engineering specifications to support design, if request by the local authority having jurisdiction. All roadways shall meet El Dorado County DOT and CA Fire Code requirements. All roadways will be all-weather surfaces. All roads less than 30 feet shall be signed and denoted "No on Street Parking." 30 feet road widths shall have parking on one side only and shall be posted with appropriate signage. Parking on both sides will require 36 feet minimum road width; appropriate associated signage and road markings shall apply and be provided.
56. **Roadway Grades:** The grade for all roads, streets, private lanes, and driveways shall not exceed 16%.
57. **Traffic Calming:** This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway. All other proposed traffic calming devices shall require approval by the fire code official.

58. **Turning Radius:** The required turning radius of a fire apparatus access road/driveway shall be determined by the fire code official. Current requirements are 40 feet inside and 60 feet outside.
59. **Gates:** All gates shall meet the DSP Gate Standard B-002.
60. **Fire Access During Construction:** In order to provide this development with adequate fire and emergency medical response during construction, all access roadways and fire hydrant systems shall be installed and in service prior to combustibles being brought onto the site as specified by the Fire Department, Standard B-003. A secondary means of egress shall be provided prior to any construction, or the project can be phased.
61. **Fire Service Components:** Any Fire Department Connection (FDC) to the sprinkler system and all Fire Hydrant(s) outlets shall be positioned so as not to be obstructed by a parked vehicle.
62. **Wildland Fire Safe Plan:** Prior to issuance of a building permit, this development shall develop, implement, and maintain a Wildland Fire Safe Plan, approved by the Fire District, in compliance with State Fire Safe Regulations.
63. **Fencing:** Lots that back up to wildland open space shall be required to use non-combustible type fencing.
64. **Knox Box and Keys:** All Commercial or Public occupied buildings shall install a Knox Box and building keys including, but not limited to, main entry doors, utility closets, roof accesses, alarm panels, fire sprinkler locks and all other keys required by the fire code official for emergency access. It is recommended, but not required that residential buildings also add a Knox box and main front door key for improved emergency access.
65. **Parking and Fire Lanes:** All parking restrictions as stated in the current California Fire Code and the current DSP Ordinance shall be in effect. All streets with parking restrictions will be signed and marked with red curbs as described in the El Dorado County Regional Fire Protection Standard titled “No Parking-Fire Lane.” All curbs in the parking lot(s) that are not designated as parking spaces will be painted red and marked every 25 feet “No Parking - Fire Lane.” This shall be white letters on a red background. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 “No Parking-Fire Lane” and the fire code official.
66. **Fire Safe Setbacks:** Any parcels greater than one acre shall conform to State Fire Safe Regulations requirements for setbacks (minimum 30’ setback for buildings and accessory buildings from all property lines). This project has tentative approval of a variance for fire safe setbacks less than 30 feet based upon final project compliance with the Fire District design waivers for a reduced setback (Included in Exhibit Q). The final design of the buildings that encroach in the set-back area must be consistent with the requirements

of the Title 14 2020 version. Final approval of reduced fire safe setbacks must be granted by CalFire and the Fire District prior to issuance of building permit(s).

67. **Vegetative Fire Clearances:** Prior to June 1st each year, there shall be vegetation clearance around all EVA's, buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the CA Fire Code, and the conditioned Wildland Fire Safe Plan.
68. **Trail Systems and Land-Locked Access:** If any future trail system(s) are proposed containing/abutting land-locked open space, the project shall provide EVA points as required by the fire code official. Gates may be installed and locked with a low priority KNOX lock. The street curbs adjacent to the trail access point(s) shall be painted red. All trails and multi-use paths need to be constructed so as to ensure a minimum of a 10 foot drivable width and 14 foot minimum vegetation clearance (the wildfire safe plan will likely require additional clearance on these paths). The purpose of this requirement is to allow access for ambulances and smaller fire apparatus in case of emergency.
69. **Knox Key Shunt:** A Knox Key Shunt system shall be installed to terminate power to all back-up power generators.
70. **Addressing:** Approved numbers or addresses shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property, as per El Dorado County Standard B-001.
71. **Landscaping:** The landscaping plan shall be reviewed by the Fire Department to ensure that trees, plants, and other landscaping features proposed to be adjacent to the Fire Apparatus Access roads, Fire and Life Safety equipment, and near address locations on buildings and monuments will not impede fire apparatus access or visual recognition.
72. **Improvement (Civil) Plans:** A Fire plan sheet shall be included in the improvement plans that shows or lists all requirements from the Fire Department as they relate to design of the subdivision. These requirements include, but are not limited to, Fire Lanes (and how they relate to allowed parking), Hydrants, Turning Radius of all turns, Slope % of Roads/Driveways, 2 Points of Egress for the Public and Emergency Personnel, EVA's as required, Road Widths, Gates, etc.
73. **Building and Fire Plans:** Building, fire sprinkler, and fire alarm plans shall be reviewed and approved by the Fire Department prior to respective permit issuance. The plans shall provide the use and occupancy classification for each building for future comments in regards to fire sprinklers, fire alarms, exiting, occupant loads, and other fire and life safety features. There shall be a designated plan page that shows all Fire Lanes as required by the El Dorado County Regional Fire Protection Standard B-004 "No Parking-Fire Lane" and the fire code official.

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Date: August 27, 2020

Staff: Tom Purciel

DESIGN REVIEW PERMIT

FILE NUMBER: DR20-0001/El Dorado Senior Village

APPLICANT/AGENT: Jim Davies

REQUEST: Request for a streamlined ministerial Design Review Permit in accordance with the provisions of California SB 35 (Streamlined Ministerial Approval of Affordable Housing) for a senior living village including a 149-unit apartment complex, two commercial buildings, a community club house and leasing office.

LOCATION: Located on the south side of Pleasant Valley Road, approximately 600 feet west of the intersection with Koki Lane in the El Dorado Area, Supervisorial District 3. (Exhibits A, B, C)

APNs: 331-221-030, 331-221-032 (Exhibit D)

ACREAGE: 8.2 Acres

GENERAL PLAN: Multifamily Residential (MFR), and Commercial (C) (Exhibit E)

ZONING: Multi-unit Residential (RM) and Commercial Main Street (CM) with Design Review-Historic (-DH) Combining Zone (Exhibit F)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the California Environmental Quality Act (CEQA) Guidelines and Government Code section 65913.4(k).

DETERMINATION: Staff recommends the Planning Commission take the following actions:

1. Certify the project to be Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the CEQA Guidelines;
2. Find that the project is consistent with the provisions of Senate Bill 35 (SB 35); and

3. Approve Design Review Permit DR20-0001, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this streamlined ministerial Design Review Permit would allow construction and operation of the El Dorado Senior Village, an affordable, age-restricted community housing development consisting of ~~4~~12 multi-unit residential buildings with a total of 149 rental units, 50% or more which will be affordable for households earning at or below 80% of the [Area Median Income](#) (AMI), a 7,500 square-foot commercial building and restaurant, a 2,500 square foot bed and breakfast country inn, a 3,500 square foot community clubhouse, a 500 square foot leasing office, 220 parking spaces, two freestanding signs and two wall signs and approximately 2.3 acres of landscape/active recreation areas. Approximately 6.69 acres of native oak woodland will be removed by the project, however, all existing Heritage Trees and 0.91 acres of native oak woodland will be retained on site. Access to the project site would be provided via private driveway to Koki Lane, a County maintained roadway. The project will require Local Agency Formation Commission (LAFCO) annexation into the El Dorado Irrigation District (EID) for public water and sewer service. Electric service would be provided by Pacific Gas and Electric (PG&E), utilizing existing PG&E infrastructure adjacent to the project site. Solid waste service would be provided by the local County waste franchisee, El Dorado Disposal. The project is consistent with the permit streamlining provisions of California Senate Bill 35 (SB 35), the General Plan Multifamily Residential (MFR) and Commercial (C) Land Use designations, the RM-DH and CM-DH zone development standards as well as all other applicable, objective County General Plan policies and Zoning Ordinance development standards, as discussed in the Analysis section below and more fully described in the Findings.

BACKGROUND/HISTORY

In September 2018, the applicant applied for a Conditional Use Permit (CUP18-0009) on the same site for an age-restricted housing and assisted living project called the El Dorado Senior Resort. CUP18-0009 was previously considered by the Planning Commission (Commission) on May 25, 2019. At that time, as a result of issues raised in public comments, the Commission deferred action on the project and ultimately continued this item off-calendar. Based on issues raised in public comments, the applicant withdrew CUP18-0009 in early October 2019 in order to pursue a revised proposal. On April 20, 2020, the applicant revised his previous proposal and submitted the current Design Review Permit application under the provisions of California Senate Bill (SB) 35 (Streamlined Ministerial Approval of Affordable Housing). In comparison with the previous proposal, major differences between this project and the now-withdrawn proposal include increased retention of oak woodland (almost one acre preserved) and retention of all Heritage (Oak) Trees, removal of a community care facility, removal of an underground parking facility and increased building setbacks to property lines from approximately 10 feet to 25-30 feet.

OTHER PROJECT CONSIDERATIONS

Senate Bill 35 Streamlined Approval Process: In 2017, the California Legislature approved

Senate Bill 35 (SB 35), codified in 2018 as Government Code Section 65913.4 (Exhibit G) that provided for streamlined affordable housing construction within California jurisdictions that fall short of their Regional Housing Need Allocation (RHNA) (Exhibit H), such as El Dorado County. While SB 35 amended existing code sections and added new ones, the primary code section enacted to provide for streamlined ministerial approval for affordable housing projects is Government Code section 65913.4. While El Dorado County has met a portion of its RHNA requirements, housing units Above Moderate household incomes (household incomes above 120% of the Area Median Income [AMI]), the County falls short of the RHNA requirements for both Low and Very Low income households (households with incomes at or below 80% of the Area Median Income [AMI]). Therefore, 50% or more of the proposed units (at least 75 units) must be deed restricted for household incomes at or below 80% AMI to qualify under SB 35. 2020 state income limits for El Dorado County, based on household size, are shown in Table 1 below.

Table 1. 2020 State Income Limits for El Dorado County

Income Category		Number of Persons in Household							
		1	2	3	4	5	6	7	8
Extremely Low Income	30% AMI	\$ 18,150	\$ 20,750	\$ 23,350	\$ 26,200	\$ 30,680	\$ 35,160	\$ 39,640	\$44,120
Very Low Income	50% AMI	\$30,250	\$34,550	\$38,850	\$ 43,150	\$46,650	\$50,100	\$ 53,550	\$57,000
Low Income	80% AMI	\$48,350	\$55,250	\$62,150	\$ 69,050	\$74,600	\$80,100	\$ 85,650	\$91,150
Median Income	100% AMI	\$60,400	\$69,050	\$77,650	\$ 86,300	\$93,200	\$100,100	\$ 107,000	\$113,900
Moderate Income	120% AMI	\$72,500	\$82,850	\$93,200	\$103,550	\$111,850	\$120,100	\$ 128,400	\$136,700

Source: <http://hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits.shtml>
 (Effective 4/30/2020)

As discussed in detail in the Findings section below, projects need to meet additional specific criteria to qualify for processing under SB 35 (Exhibit I). The SB 35 process allows for both residential and non-residential components within a qualifying project as long as at least two-thirds of the square footage of the development is designated for residential use. Projects that qualify for SB 35 are considered ministerial and subject to streamlining requirements. Further, projects that qualify for SB 35 are Statutorily Exempt from the CEQA pursuant to Section 15268, Ministerial Project, of the CEQA Guidelines. SB 35 further provides, “The determination of whether an application for a development is subject to the streamlined ministerial approval process provided by subdivision (b) is not a “project” as defined in Section 21065 of the Public

Resources Code.” (Gov. Code, § 65913.4.)

As such, no discretionary environmental mitigation measures may be imposed on the ministerial project. SB 35 does allow for public oversight to be conducted by the local government’s planning commission or any equivalent board or commission, which is why this Design Review Permit is being presented to the Commission. Under SB 35, such design review or public oversight shall be objective and strictly focused on and limited to compliance with state criteria required for SB 35 processing (Exhibit I), as well as any reasonable objective design standards published and adopted by ordinance or resolution by the local jurisdiction (e.g. Zoning Ordinance development standards). Should an approving authority find that a project of 150 units or fewer is in conflict with any of the objective planning standards, the approving authority must provide written documentation of which standard or standards the development conflicts with, and an explanation for the reason the development conflicts with that standard within 60 days of project submittal. Under the provisions of SB 35, a final decision shall be made on a qualifying project within 90 days of project submittal.

Design Review Permit DR20-0001 was submitted on April 20, 2020 and has been deemed consistent with the streamlining criteria of SB 35. Under the provisions of SB 35, County approval of this application was required on or prior to July 20, 2020. However, this timeline has been extended by mutual consent of the County and applicant to August 27, 2020 (Exhibit J) to allow for review by the Commission consistent with the provisions of SB 35 allowing for appropriate public oversight. Given the mandatory streamlined process, SB 35 does not anticipate or provide additional times for an appeal and no appeal can be accommodated within the time required for a final decision of this project. Therefore, the decision of the Commission shall be final and no appeal to the Board of Supervisors (Board) may occur.

SB 35 further provides, “design review or public oversight . . . shall not in any way inhibit, chill, or preclude the ministerial approval provided by this section or its effect.” (Gov. Code, § 65913.4.)

Definition of Ministerial Projects: As discussed above, SB 35 requires qualifying projects be considered ministerial and non-discretionary.

According to the California Department of Housing and Community Development Guidelines for implementing the (SB 35) Streamlined Ministerial Approval Process, “ministerial processing or approval” is defined as follows: “*...a process for development approval involving little or no personal judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely ensures that the proposed development meets all the “objective zoning standards,” “objective subdivision standards,” and “objective design review standards” in effect at the time that the application is submitted to the local government, but uses no special discretion or judgment in reaching a decision.*” (California Department of Housing and Community Development, Division of Housing Policy Development, Streamlined Ministerial Approval Process Guidelines, November 29, 2018, p. 4)

Further, the County General Plan Glossary similarly defines “ministerial” as follows: “A

governmental decision involving little or no judgment by the public official as to the wisdom or manner of carrying out the project. The public official merely applies the law to the facts as presented but uses no special discretion or judgment in reaching a decision. A ministerial decision involves only the use of fixed standards or objective measurements, and the public official cannot use personal, subjective judgment in deciding whether or how the project should be carried out.”(El Dorado County 2004 General Plan, p. 244)

Examples of ministerial projects routinely reviewed by the County Planning and Building Department include building permits, grading permits and business licenses.

Off-Street Parking: Chapter 130.35 of the Zoning Ordinance establishes off-street parking and loading requirements for all uses. However, projects consistent with the provisions of SB 35 cannot have parking standards imposed for the residential units when located within one-quarter mile of transit facilities. There is an El Dorado Transit stop located approximately 200 feet to the north of the project site (Pleasant Valley Road and Oro Lane). Therefore, under SB 35, no parking requirements can be imposed for the residential units. However, SB 35 does not provide a parking exemption for commercial uses. The required commercial parking spaces are outlined below and comply with Chapter 130.35. Moreover, in addition to the 37 required parking spaces for all proposed commercial uses, the applicant elected to provide an additional 183 off-street parking spaces to provide at least one parking space per residential unit. Parking requirements for commercial uses are shown in Table 2 below:

**Table 2. Required Off-Street Parking For Proposed Commercial Uses
 (From Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements)**

Use	Parking Requirement	Site Parking Calculation	Spaces Required
Commercial Bldg #1	Restaurant - 1 per 300 sf of dining area	2,500 sf	8
	1 per 2 employees	8 employees	4
	1 per 300 sf outdoor seating in excess of 300 sf of outside use area (OUA)	300 sf OUA	1
	Office - General, 1 per 250 AUA	4,000 sf	16
	RV Parking - 1 per 20 spaces	29 spaces	2
Commercial Bldg #2	Bed and Breakfast Inn - 1 per guest room	6 rooms	6
Total Commercial Spaces Required			37
Total Commercial Spaces Provided			37

Remaining Spaces Available For Residential Units (approx. 1.2 spaces/unit)	183
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ANALYSIS

Site Description: The project site consists of two adjacent parcels with a total of 8.2 acres, located on the south side of Pleasant Valley Road, approximately 600 feet west of the intersection with Koki Lane, in the community region of Diamond Springs and El Dorado. The project parcels are currently vacant and undeveloped. The site is characterized by 7.69 acres (93%) of oak woodland canopy with a small patch of annual grassland, and varying elevation ranges from 1,660 to 1,710 feet above sea level. The vegetation of the site consists of blue oak woodland and foothill pines with understory dominated by poison oak, shrubs, native, and nonnative grasses. Surrounding land uses include single-family residences to the south and west, undeveloped commercial property on the east and Pleasant Valley Road/State Route 49 on the north (Exhibits B and C). EID will serve the project with potable water and sewer, which will be subject to annexation approval from EID’s District Board of Directors and El Dorado County LAFCO. Access to the project site is proposed via a private driveway onto Koki Lane, a County maintained roadway, located along the eastern boundary of the site. An EVA is proposed from the north project boundary onto Pleasant Valley Road/State Route 49.

The project site has a split General Plan land use designation of Multifamily Residential (MFR) and Commercial (C). The same lands are also split-zoned with the site located in both the Residential, Multi-Unit (RM-DH) and Commercial, Mainstreet (CM-DH) zone districts, including a Design Review—Historic (-DH) combining zone (overlay) on both parcels (Exhibits E and F). Proposed multi-unit residential uses would be located on portion of the land zoned Multi-unit Residential (RM), consisting of the entire 2.3 acres of existing APN 331-221-032 and approximately 5.5 acres of existing APN 331-221-030. Proposed commercial uses would be located on the east and northwest sides of existing APN 331-221-030, on approximately 0.42 acres of land zoned Commercial Main Street (CM).

As proposed, the project consists of an integrated development with residential structures, internal circulation/parking and utility infrastructure crossing internal parcel boundaries. In order for the project to be consistent with required development standards (e.g. building setbacks from property lines), the project will be conditioned to merge both adjacent parcels prior to issuance of development permits. A parcel merge application (Lot Line Adjustment No. LLA-M20-0004) has been submitted and is in progress.

Project Description: Design Review Permit DR20-0001 is a request for an affordable, age-restricted community housing development consisting of a combination of both residential and commercial uses allowed by right in the Zoning Ordinance including ~~44-12~~ multi-unit residential buildings with a total of 149 rental units, a 7,500 square-foot commercial building with retail, office and restaurant space available for use by both residents and the general public, a 2,500 square foot bed and breakfast country inn, a 3,500 square foot community clubhouse, two swimming pools, a 500 square foot leasing office, 220 parking spaces, one 27.5 square-foot

freestanding wooden sign at the entry driveway along Koki Lane, one 12 square-foot freestanding wooden sign at the clubhouse/pool, two 24 square-foot wall signs and approximately 2.3 acres of landscape/active recreation area as shown on the project site plan and architectural building elevations, Exhibits K and L. The proposed residential units will be age-restricted, as defined within California Civil Code Section 51.3 (senior citizen housing), and require that qualified residents be at least 55 years of age. For reference, a copy of this regulation can be found online at: https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=CIV§ionNum=51.3. In addition, the residential units will also be deed-restricted to require at least 50% of the units to be affordable for households at or less than 80% of the Area Median Income (AMI) consistent with applicable provisions of SB 35. Primary access to the project site would be provided via a privately owned and maintained driveway to Koki Lane, a County maintained roadway. An Emergency Vehicle Access (EVA) is proposed via private driveway onto Pleasant Valley Road/State Route 49 north of the project site. The project will require LAFCO annexation into EID for public water and sewer service. Electric service will be provided by PG&E, utilizing existing PG&E infrastructure adjacent to the project site. Solid waste service will be provided by the local County waste franchisee, El Dorado Disposal. Approximately 6.69 acres of oak woodland will be removed by the project, however, 0.91 acres of native oak woodland and seven existing Heritage Trees will be retained on site as shown on the preliminary landscape plan, Exhibit M. Proposed Oak Resources removal and retention will be consistent with all applicable standards in the County Oak Resources Management Plan (ORMP) and project-specific requirements in the project Oak Resources Technical Report (ORTR), dated March 2, 2020 (Exhibit N).

Building Design: The project is located in a Design Review-Historic (-DH) Combining zone, which requires discretionary development proposals for multi-family and commercial structures be designed consistent with the County's adopted Historic Design Guide (Design Guide). However, as the Design Guide, last revised on April 24, 2018, does not contain objective design standards (e.g. building setbacks, specific color palette or exterior building treatment options) but instead uses subjective design recommendations based on photographic and descriptive examples, consistency with the Design Guide is not required for SB 35-compliant proposals. Nevertheless, the applicant designed the exterior of the proposed buildings to be consistent with most elements of the Design Guide including Gold Rush Design features such as upper story porches, board and batten siding, gabled rooflines, multi-paned windows and native rock accents (Exhibit L).

Lighting and Landscaping: Preliminary landscaping plans (Exhibit M), including plant types and sizes, landscaped buffer areas, parking area shade requirements and water efficiency documentation have been deemed consistent with the County's objective landscape standards including Chapter 130.33 (Landscaping Standards) and the 2015 California Model Water Efficiency Landscape Ordinance (MWELo), adopted by the County on August 27, 2019 (Resolution 139-2019) as an additional requirement to ensure compliance with the state's 2015 water efficiency standards. Final submitted landscaping plans will be required to demonstrate consistency with all applicable provisions of both Chapter 130.33 and the MWELo prior to issuance of a building permit. The project also includes outdoor lighting for both parking and

other on-site uses. As proposed and conditioned, all light fixtures will be fully shielded to prevent excess light and glare and overall light levels will be consistent with applicable provisions of Chapter 130.34 (Outdoor Lighting). A preliminary lighting plan is provided as Exhibit O.

Circulation: Primary access to the project site would be provided via a privately owned and maintained driveway to Koki Lane, a County maintained roadway. An EVA is proposed via private driveway onto Pleasant Valley Road/State Route 49 north of the project site. Both the County Department of Transportation (DOT) and the Diamond Springs and El Dorado Fire Protection District (Fire District) have reviewed the project plans and determined that, as proposed and conditioned, the project will be consistent with all applicable codes, standards and regulations for vehicular and emergency vehicle access and circulation. For details, please refer to project comments from DOT and the Fire District, attached as Exhibits P and Q.

Site Improvements: Proposed site improvements include grading, earth movement and minor retaining walls to accommodate the building pads, on-site private road improvements and underground installation of utilities including water, sewer and electric service. There will be an approximate cut of 6,700 cubic yards (cy) and an approximate fill of 14,400 cy of soil as shown on the preliminary landscaping, grading and drainage plans (Exhibit M). Onsite drainage will be collected through drain inlets located throughout the proposed parking lot with storm pipes directing runoff to a storm detention device located under the proposed pickle ball court adjacent to the EVA.

CONSISTENCY ANALYSIS

SB 35: As proposed and conditioned, the project is consistent with all applicable qualifying criteria for the SB 35 streamlined ministerial approval process, as shown on the applicant's submitted SB 35 application checklist (Exhibit I). Qualifying criteria include the minimum number of multifamily housing units (2 or more units), unit income restrictions, urban infill requirements, zoning and General Plan consistency, consistency with applicable "objective zoning standards" as identified in the provisions of SB 35 and project location outside specific environmental resource areas identified in the provisions of SB 35 including but not limited to earthquake fault zones, hazardous waste sites, coastal zones and prime farmland. For additional details, please refer to the Findings section below.

General Plan: As proposed and conditioned, the project is consistent with General Plan policies applying to SB 35 streamlined approvals, specifically those policies containing objective development and design standards for new development or those policies addressing affordable housing. Policies reviewed for consistency include Policy 2.2.1.2. (Multifamily Residential [MFR] and Commercial [C] land use designations), Policy 2.2.1.5 (building intensities), Policy 5.2.1.2 (adequate quantity and quality of water for all uses, including fire protection), Policy 6.2.3.2 (adequate access for emergencies), Policies 6.5.1.2, 6.5.1.3 and 6.5.1.11 (acceptable noise levels), and Policy 7.4.4.4 (impacts to oak resources). Further, the project was found consistent with Transportation and Circulation Element Policies TC-Xa through TC-Xi (roadway levels of service and roadway improvement requirements/impact fees for new development).

Additionally, the project was deemed consistent with Economic Development Policy 10.2.1.5 (public facilities and services financing plan).

In addition, the project was also deemed consistent with applicable Housing Element Policies HO-1.5 (directs higher density development to Community Regions or Rural Centers), HO-1.6 (encourage affordable housing for low income households) and HO-1.7 (priority permit processing for low and very low income households). For additional details, please refer to the Findings section below.

Zoning Ordinance: Staff has determined that the project, as proposed and conditioned, is consistent with all applicable objective development and design standards of Title 130 of the County Ordinance Code (Zoning Ordinance) including Chapter 130.24.020 (Matrix of Allowed Uses), Chapter 130.24.030 (Residential Zone Development Standards) including building setbacks and building height, Section 130.22.020 (Commercial Zones Use Matrix), Chapter 130.22.030 (Commercial Zones Development Standards) including building setbacks, building height and floor area ratio, Chapter 130.36 (Signs), Chapter 130.33 (Landscaping Standards), Chapter 130.34 (Outdoor Lighting), 130.37 (Noise Standards) and Chapter 130.39 (Oak Resources Conservation). Further details are discussed in the Findings section below.

PUBLIC AND AGENCY REVIEW

Public outreach: No formal public outreach was conducted, and a public outreach plan was not required for this project pursuant to the Zoning Ordinance or pursuant to the provisions of SB 35. However, the project was duly noticed for a Commission hearing with a public notification range of 500 feet radius from the property lines and a legal notice was published in applicable local newspapers. In addition, project notification was also sent to the Commission's agenda email subscription list. No physical sign posting is required for Design Review Permits.

Public and agency comments: The project was distributed to all applicable local, County and state agencies, committees and commissions for review and comment. Comments were received from EID, County DOT, Fire District, PG&E, the County Air Quality Management District (AQMD), the County Environmental Management Division, the County's Housing, Community and Economic Development (HCED) Programs Analyst, the Diamond Springs and El Dorado Community Advisory Committee (CAC) and the County Surveyor's office. With the exception of the CAC, none of these agencies expressed any site-specific issues or concerns regarding this project and these agencies recommended standard conditions of approval which have been incorporated into the project. CAC advisory-only comments are discussed below.

Comments from CAC: Section 130.52.030(C) (Design Review Committee) requires discretionary projects located within a Design Review Combining Zone, with an established design review committee, be reviewed by that designated committee for conformance to adopted design standards or guidelines, as applicable, and said committee shall submit appropriate design-related recommendations to applicable decision-makers prior to final action on the project. The project is located within a Design Review -Historic (-DH) Combining Zone and a typical, non SB 35, discretionary project would be submitted to the CAC for review and advisory comments regarding project consistency with the County's Design Guide. However, as the

Design Guide, last revised on April 24, 2018, does not contain objective design standards (e.g. building setbacks, specific color palette or exterior building treatment options) but subjective design recommendations based on photographic and descriptive examples, CAC advisory recommendations are not required for this application. Nevertheless, the County distributed the project plans to individual CAC members for review and comment in early June, 2020. One CAC member submitted advisory-only comments on June 15, 2020 regarding use of the project's EVA driveway (Exhibit R).

Comments from the Dorado Woods Homeowner's Association: For purposes of transparency and public oversight, development project information is posted on the County's online project and permit information permitting system webpage (<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>) within a few days of application submittal. During the week of April 27, 2020, copies of the application packet, including the proposed site plan and proposed building elevations, were posted to the eTRAKiT webpage for access by the public and interested parties. In May and early June, 2020, the president of the Dorado Woods Homeowner's Association (HOA), representing several homeowners adjacent to the project's south boundary, accessed online project plans and submitted comments on June 6, 2020 (Exhibit S). HOA comments included requests for copies of updated project plans and to include the HOA in future correspondence/notifications regarding the project. During the week of June 8, 2020, staff contacted the HOA president and confirmed his access to current project information. The HOA has since been included in all public notices for the project.

Comments from Local Native American Tribes (AB 52 Consultation)

Although exempt from CEQA and thereby exempt from the requirements of AB 52, separate notifications were sent to all applicable native tribes as required by AB52 including the Ione Band of Miwuk Indians, the Nashville-El Dorado Miwok Indians, the Shingle Springs Band of Miwok Indians (SSBMI), the T'si-Akim Maidu Tribe, the Washoe Tribe of Nevada and California, the Wilton Rancheria, the United Auburn Indian Community of the Auburn Rancheria (Auburn Rancheria), the El Dorado County Wopumnes Nisenan-Mewuk Nation and the Colfax-Todds Valley Consolidated Tribe. After distribution, only one tribal organization, SSBMI requested consultation regarding this project. The project's Cultural Resources Study was submitted to the SSBMI on May 25, 2020 and the SSBMI confirmed receipt of this document on July 17, 2020. After discussions with the SSBMI cultural resources representative, the SSBMI concluded consultation on July 20, 2020. While no Tribal Cultural Resources (TCRs) have been identified on the project parcel to date, the SSBMI recommended two conditions of approval to ensure any inadvertent discovery of TCRs will be addressed appropriately. SSBMI recommendations have been incorporated into the project as Conditions of Approval No. 7 and 8, which are typical conditions imposed on projects that include ground disturbance.

In May 2007, an intensive cultural resources study was conducted on the project site by Historic Resource Associates for the prior project. The study performed intensive investigation for significant prehistoric or historic archaeological sites, features, or artifacts. As discussed above, the study found no evidence of TCRs on or adjacent to the project site. Although discovery of

TCRs is highly unlikely during site development, standard conditions of approval have been incorporated into the project, as previously discussed, in the event any resources are inadvertently found on site during project construction or operation.

CONDITIONS OF APPROVAL

Of the commenting agencies that reviewed the project, several County agencies, departments or programs recommended standard conditions of approval which have been incorporated into the project as follows: DOT (Conditions No. 14 through 20 regarding encroachment and road improvement standards for new construction), HCED (Conditions No. 21 through 23 regarding SB 35 documentation of low income housing and construction worker wage requirements), the County Surveyor's office (Conditions No. 24 through 26 regarding project addressing and site mapping requirements), the Environmental Management Division (Conditions No. 27 through 35 regarding regulations for food service facilities, disposal and treatment of hazardous materials and storage/disposal of solid waste), the County AQMD (Conditions No. 36 through 43 regarding regulations to reduce or eliminate mobile and point sources of toxic emissions), the El Dorado LAFCO (Condition No. 44 regarding annexation of the project site into the EID service area), EID (Conditions No. 45 through 48 regarding requirements to establish water and sewer service) and the Fire District (Conditions No. 49 through 73 regarding regulations to protect public safety and prevent or reduce damage to proposed structures as a result of wildland or structure fires).

ENVIRONMENTAL REVIEW

This project has been found to be Statutorily Exempt from the requirements of CEQA pursuant to Section 15268 Ministerial Projects. As discussed in Section 4.0 of the Findings below, staff has found the project consistent with the requirements to qualify for SB 35 streamlining. Projects consistent with SB 35 are considered ministerial projects which are considered Statutorily Exempt from the requirements of CEQA.

Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 30 days to 180 days.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings	
Conditions of Approval	
Exhibit A	Vicinity Map
Exhibit B	Location Map
Exhibit C	Site Aerial Photo
Exhibit D	Assessor's Parcel Map
Exhibit E	General Plan Land Use Map
Exhibit F	Zoning Map
Exhibit G	SB 35 Bill Text (Gov. Code Section 65913.4)
Exhibit H	2019 El Dorado County Regional Housing Needs Allocation (RHNA)
Exhibit I	Applicant's SB 35 Eligibility Checklist
Exhibit J	Executed SB 35 Time Extension Agreement
Exhibit K	Project Site Plan
Exhibit L	Architectural Building Elevations
Exhibit M	Preliminary Landscape, Grading and Drainage Plans
Exhibit N	Oak Resources Technical Report
Exhibit O	Preliminary Lighting Plan
Exhibit P	Department of Transportation Comments
Exhibit Q	Diamond Springs and El Dorado Fire District Comments
Exhibit R	Diamond Springs and El Dorado Community Advisory Committee Comments (R. Pesses), June 15, 2020
Exhibit S	Dorado Woods Homeowner's Association Comments, June 6, 2020
Exhibit T	El Dorado Irrigation District Facility Improvement Letter (FIL), August 8, 2018
Exhibit U	Preliminary Signage Plan
Exhibit V	Project Noise Assessment
Exhibit W	Housing, Community and Economic Development (HCED) Program Comments
Exhibit X	2010 U.S. Census Bureau Urbanized Area Reference Map
Exhibit Y	Project Biological Resources Evaluation, May 22, 2020



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Minutes - Final Planning Commission

Jon Vegna, Chair, District 1
James Williams, First Vice-Chair, District 4
Jeff Hansen, Second Vice-Chair, District 3
Gary Miller, Member, District 2
Amanda Ross, Member, District 5

Julie Saylor, Clerk of the Planning Commission
Tiffany Schmid, Executive Secretary
Breann Moebius, Deputy County Counsel

Thursday, August 27, 2020

8:30 AM

**VIRTUALLY - See Agenda
for Details to View and
Participate**

County of El Dorado Public Meeting Protocol In Response to Coronavirus COVID-19:
To comply with social distancing requirements and the stay at home order from Governor Gavin Newsom, the Meeting Room will be closed to members of the public and all public participation will be handled remotely.

PUBLIC PARTICIPATION INSTRUCTIONS: WATCH LIVE STREAM: To observe the live stream of the Planning Commission meeting go to <https://zoom.us/j/93480946557> or **PHONE IN:** 1-530-621-7603 or 1-530-621-7610, Webinar ID 934 8094 6557

PUBLIC COMMENT PARTICIPATION: Speakers will be limited to 3 minutes or as otherwise provided by the Commission Chair. By participating in this meeting you acknowledge that you are being recorded. While speaking, please reduce any background noise to ensure that your comments can be heard. When you hear the item called that you wish to comment on, please follow the following instructions accordingly. **ONLINE LIVE STREAM:** When you hear the item called that you wish to comment on, press the "raise a hand" button. **PHONE IN:** When you hear the item called that you wish to comment on, press *9 to indicate a desire to make a comment. The clerk will call you by the last three digits of your phone number when it is your turn to comment.

If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comment via email prior to the Planning Commission meeting. Please submit your comments to the Clerk of the Planning Commission at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Commission meeting will be delivered to the Commission prior to any action. The Clerk and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the above directions to access the meeting. The regular call in number will not be available for use. Please follow the phone-in instructions listed under the Public Participation Instructions in this agenda.

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:
<http://eldorado.legistar.com/Calendar.aspx>

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

All Planning Commission hearings are recorded. An audio recording of this meeting will be published to the website. Please note that due to technology limitations, the link will be labeled as "Video" although only audio will play. The meeting is not video recorded***.

***The Planning Commission meeting of August 27, 2020 will be recorded via Zoom Webinar and available for Live Web Streaming on the internet at: <https://zoom.us/j/93480946557>

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. Planning Services cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to action on the subject matter.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment. Comments during Public Forum/Public Comment are limited to three minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

Upon completion of public comment on an agenda item, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

8:30 A.M.

CALL TO ORDER / ROLL CALL

Meeting was called to order at 8:31 AM by Chair Vegna, with all Commissioners present. All Commissioners attended by remote attendance.

Present: 5 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen, Commissioner Miller and Commissioner Ross

PLEDGE OF ALLEGIANCE TO THE FLAG

ADOPTION OF AGENDA AND APPROVAL OF THE CONSENT CALENDAR

(All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

A motion was made by Commissioner Hansen, seconded by Commissioner Ross, to Adopt the Agenda and Approve the Consent Calendar.

Votes were by roll call.

Yes: 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Ross

Abstained: 1 - Commissioner Miller

CONSENT CALENDAR

1. [20-1034](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 13, 2020.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

There were no Departmental Reports or Communications.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: K. Greenwood

AGENDA ITEMS

2. [20-0988](#)

Hearing to consider the Rancho Victoria project (Rezone Z18-0009/Tentative Parcel Map P18-0011)* to request a rezone from Rural Lands, 40-Acre (RL-40) to Rural Lands, 20-Acre (RL-20) and a Tentative Parcel Map dividing an 81.81 acre property into three parcels ranging in size from 26.7 acres to 33.13 acres on property identified by Assessor's Parcel Number 087-010-035, consisting of 81.81 acres, in the Latrobe area, submitted by Jeff Sweigart; and staff recommending the Planning Commission forward the Board of Supervisors 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;
 - 3) Approve Rezone Z18-0009 based on the Findings as presented; and
 - 4) Approve Tentative Parcel Map P18-0011, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2) (cont. 08/13/20, Item #3)

Public Comment: K. Greenwood

Chair Vegna opened the hearing and upon conclusion of public comment and staff input, closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Miller, to Approve staff's recommended actions with the following modifications:

- 1) Modify Condition of Approval #6 by replacing 'non-building' with 'non-development' and to reflect these corrections in the Initial Study under Mitigation Measure CUL-2;**
- 2) Modify Condition of Approval #7: ...by adding two inches (depth) of Hot Mix Asphalt (HMA) on six inches (depth) of Class 2 Aggregate Base along the edge of pavement...;**
- 3) Modify Condition of Approval #17: ...Prior to new buildings or structures being placed on one or more of these parcels the applicants will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code...; and,**
- 4) Modify Condition of Approval #18 subsection 'a' and 'c' as follows:**
 - a) The existing private road serving the project (Victoria Way) provides a minimum of two - ten-foot traffic lanes, not including shoulder and striping, to provide access to all three parcels served by the road. The existing sixteen-foot-wide paved section and four-foot-wide aggregate base section is deemed acceptable so long as it can be demonstrated to show that it is designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds. All future subdivision of parcels that are proposed to be served by Victoria Way shall require the road to be paved to no less than two - ten-foot traffic lanes, not including shoulder and striping to serve all parcels.**
 - c) South Shingle Road shall be widened to provide two paved ten-foot traffic lanes, not including shoulder and striping, to provide emergency vehicle access to the project, for that section of road described in DOT Project Condition No. 7. If two 10-foot traffic lanes cannot be achieved across the box drainage culvert on South Shingle Road, an approved turnout may be placed west of the box**

drainage culvert on South Shingle Road to provide the same practical effect in meeting this requirement at that location. All essential road improvements shall be complete and meet all of the requirements of CCR Title 14, or bonded in accordance with County of El Dorado DOT requirements, prior to approval of the final map for the project.

Votes were by roll call.

Yes: 5 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen, Commissioner Miller and Commissioner Ross

3. [20-1033](#)

Hearing to consider the El Dorado Senior Village project (Design Review DR20-0001)** to request for a streamlined ministerial Design Review Permit in accordance with the provisions of California Senate Bill 35 (Streamlined Ministerial Approval of Affordable Housing) for a senior living village including a 149-unit apartment complex, two commercial buildings, a community club house and leasing office on property identified by Assessor’s Parcel Numbers 331-221-030 and 331-221-032, 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) Certify the project to be Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the CEQA Guidelines;
 - 2) Find that the project is consistent with the provisions of Senate Bill 35; and
 - 3) Approve Design Review Permit DR20-0001, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3)

Public Comment: J. Edwards, L. Perdichizzi, K. Earle

Chair Vegna opened the hearing and upon conclusion of public comment and staff input, closed the hearing.

A motion was made by Commissioner Miller, seconded by Commissioner Hansen, to Approve staff’s recommended actions with the following modifications:

- 1) Correct proposed residential buildings from 11 to 12 on page 2 and 6 of the Staff Report and in Condition of Approval #1 and #3;
- 2) Modify Condition of Approval #12: ...In-lieu mitigation fees shall be paid for oak woodland to be removed at the then-current oak woodland mitigation rate per acre, (currently \$8,285/acre) for the 6.69 acres of oak woodland removed. In-lieu mitigation fees for individual native oaks to be removed, including a 24-inch Valley Oak as identified in the ORTR, shall be paid at the then-current (non- adjusted) mitigation rate (currently \$153/inch) for each individual tree to be removed...; and,
- 3) Correct the MFR General Plan density from 18.7 to 18.17 in Findings #2.1, #2.16, and #4.8.

Votes were by roll call.

Yes: 3 - Commissioner Hansen, Commissioner Miller and Commissioner Ross

Noes: 2 - Commissioner Vegna and Commissioner Williams

ADJOURNMENT

Meeting was adjourned at 2:36 PM by Chair Vegna.

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.