PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

Town Center West PD

LOCATION: The property is located on the North side of White Rock Road at the intersection with Town Center Blvd in the area.

PROPERTY SIZE 4.47 Acres

ASSESSOR'S PARCEL NUMBER(s) 117-160-48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 67, 68, 69

ENGINEER/ARCHITECT TSD Engineering INC.

PROPERTY OWNER OSL Properties LLC

APPLICANT/AGENT Oakment Senior Living Ken Kidd

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

FOR OFFICE USE ONLY

Date 3/25/19 Fee $45.00 Receipt # 9201 Rec'd by M. DUNMAN Census

Zoning C6-7D GPD A Supervisor District 1 Sec _____ Town _____ Range _____

Pre-application completed by: __________________________ Date completed: ____________

Pre-Application and Conceptual Review Process, 2/4/2014
BACKGROUND:

The El Dorado County General Plan is the comprehensive, long-term plan for the physical development of the county. State planning law requires the County to develop, adopt and maintain a legally adequate general plan, and provides for periodic monitoring, update and amendment of the general plan. The El Dorado County General Plan implements State planning law by providing for periodic monitoring of development activity and adjustment of the development potential of properties or modification of Community Region and Rural Center boundaries as the County deems necessary.

On April 4, 2011, the County completed the first five-year review following adoption of the General Plan. The County assessed prior activity and determined that the basic General Plan Assumptions, Strategies, Concepts and Objectives were still generally valid, and that land-use amendments would not be needed at this time. The County identified a number of General Plan policy revisions that would reinforce certain priorities including creation of jobs, provision of housing affordable to moderate-income households, retention of sales tax revenue, promotion and protection of agriculture and compliance with revisions in state law. The County initiated a Targeted General Plan Amendment to address the identified policy revisions.

State planning law permits General Plan Amendments to be initiated by the County or by a private party. A property owner may request a General Plan Amendment by submitting an application. Although a property owner has the right to submit amendment requests to the County, not all such requests further the County’s goals and priorities. Considering the significant investment that is required to initiate and process a development application, the Board has determined a procedure is needed to ensure that applicants are fully informed of the potential issues and risks associated with privately initiated General Plan Amendments, applications for new Specific Plans and Specific Plan Amendments. This policy is issued to
PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS
(Revised February 2014)

PURPOSE OF PRE-APPLICATION
It is the purpose of the pre-application process to:

- Review preliminary project design to ensure conformance with County Policies and Ordinances;
- Provide early identification of issues giving the applicant the opportunity to seek solutions or consider alternative designs before the filing of an application;
- Suggest alternatives for the project which in the experience of the staff have improved chances of a recommendation for approval;
- Assist the applicant in determining the scope of material required for submittal of an application, especially those which are complex or involve multiple applications; and
- Improve the quality of the application when submitted, thereby simplifying the processing of the application.

PURPOSE OF CONCEPTUAL REVIEW
It is the purpose of the conceptual review process to:

- Allow staff to prepare a minor report to the decision-makers that outlines the basic issues for discussion;
- Provide an opportunity for projects to receive early feedback from either the Planning Commission or Board of Supervisors in an informal workshop setting without benefit of a vote; and
- Provide legal notice of the workshop, allowing public input, but allow the applicant to decide if input is requested at that time from the surrounding property owners.

WHEN A PRE-APPLICATION OR CONCEPTUAL REVIEW IS NEEDED
The Pre-Application is an optional process designed for those who may not be familiar with current County regulations and policies or for those who are attempting projects with new concepts, where some direction from county staff may be of value before committing substantial costs on a project.
The General Plan Initiation Process, Board Policy J-6, was adopted by the Board of Supervisors on December 10, 2013, requiring a Pre-Application and Conceptual Review for any privately-initiated application to amend the General Plan, adopt a new Specific Plan, and/or amend a Specific Plan that is proposing to increase allowable residential densities of 50 or more dwelling units. This policy specifies the manner in which amendments to the El Dorado County General Plan, Specific Plan Applications and Specific Plan Amendments sought by private parties shall be initiated.

For all other projects not subject to Board Policy J-6, applicants interested in receiving early feedback from either the Planning Commission or Board of Supervisors on a specific project or an interpretation of an existing code, may schedule a Conceptual Review workshop.

PROCESS
An application form and the payment of fees are required as part of the submittal process for the minor and major Pre-Application. The Conceptual Review application is processed as a major Pre-Application.

Typical minor Pre-Application projects include: minor research by staff on a particular property, code section, etc., parcel maps, small subdivisions and small commercial or industrial development.

Typical major Pre-Application projects include: major research by staff, general plan amendments, new Specific Plans and/or amendments to Specific Plans proposing to increase allowable residential densities of 50 or more dwelling units, rezones, planned developments, large tract maps and large commercial or industrial development.

If it is unclear which application fee to pay, please call Planning Services at (530) 621-5355 and speak with a planner. Once submitted, a planner will be assigned within the first few days at which time the applicant will be contacted to schedule a meeting. Major Pre-Applications can include review by a number of agencies, so a Technical Advisory Committee (TAC) may be held to evaluate the proposed project. If the applicant desires to have a Conceptual Review workshop before the decision-makers, more time is required in order to obtain information from the TAC group (if necessary) and to conduct any necessary research prior to preparing a memo and scheduling and noticing the hearing.

For more formal review specifically of subdivisions, including comments from affected agencies and other County departments, the “Preliminary Map” process may be used. Please contact the department for more information or go to the web page to download an application.

FEES
Current application fees may be obtained by contracting Planning Services at (530) 621-5355 or by accessing the on-line Fee Schedule at http://www.edcgov.us/Planning/fees.html.

LIMITS OF STAFF RESPONSE
While staff will take utmost care to accurately represent County Codes, Policies and applicable past positions of staff, the Planning Commission and the Board of Supervisors, it should be noted that matters discussed in the Pre-Application meeting should not be construed to bind, restrict or obligate the staff or review boards when processing a subsequent application. A more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Pre-Application review process. Further, it is incumbent on the part of the applicant to obtain and understand all applicable Codes and policies.
SUBMITTAL PROCESS
To initiate this process, submit an application (attached or on the web) requesting a Pre-Application meeting or a Conceptual Review workshop, and enclose the application fees from the Current Fee schedule. Mail or hand deliver application and any supplemental information to Planning Services, Building C, 2850 Fairlane Court, Placerville, CA 95667.

NUMBER OF COPIES
Minor Pre-Application: 3 copies of all application and supplemental materials
Major Pre-Application: 5 copies of all application and supplemental materials
Conceptual Review Workshop: 10 copies of all application and supplemental materials
SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. All plans and maps MUST be folded to 8 ½" x11". The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:
- [ ] I request a Pre-Application Meeting
- [ ] I request a Conceptual Review Workshop with the Planning Commission
- [X] I request a Conceptual Review Workshop with the Board of Supervisors

Check (√)

Applicant  County

1) Assurers Parcel Map noting the subject parcel.*
2) A conceptual site plan or map plan, preferably showing the following:*
   a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).
   b. Access to the site from County or State road system.
   c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.
   d. Such items as existing/proposed open space, recreation areas, and trail systems.
   e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features.
   The presence of these features can be approximated.
   f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.
3) Aerial photograph of the project area.*
4) Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.
specify the manner in which amendments to the El Dorado County General Plan, Specific Plan Applications and Specific Plan Amendments sought by private parties shall be initiated pursuant to Government Code Section 65358 (general plan amendments), Government Code Section 65453 (specific plan amendments), and General Plan Policies [2.9.1.1 through 2.9.1.6.]

POLICY:

It is the policy of the Board of Supervisors (Board) that any privately-initiated application to amend the General Plan, adopt a new Specific Plan, and/or amend a Specific Plan (herein collectively referred to as "Applications") proposing to increase allowable residential densities shall require an "Initiation" hearing before the Board. The "Initiation" hearing is the first point of consideration by a decision maker and is intentionally limited in scope. The hearing shall focus on the fundamental question of whether the proposed Application -complies with the Criteria described below in this section.

This policy shall apply only to Applications submitted after the effective date of this policy.

**General Plan Amendment Initiation Process**

Applicants shall submit a complete application to the Community Development Agency. The completed application shall include, but not be limited to, the following items:

1. A description of the proposed project and General Plan amendment, Specific Plan, or Specific Plan amendment, as applicable, including a discussion of the elements and policies to be amended, the reasons for the amendment, and compliance with the criteria below;
COUNTY OF EL DORADO, CALIFORNIA  
BOARD OF SUPERVISORS POLICY  

**Subject:**  
GENERAL PLAN AMENDMENT INITIATION PROCESS  

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2. Vicinity and Location Maps;  

3. Site plan(s) showing existing and proposed general plan land use designations for the subject property and surrounding properties;  

4. Optional exhibits, such as photographs or aerial photographs.  

Once staff has determined that the application is complete, a staff report shall be prepared by staff and the Application shall be referred to the Board of Supervisors for a hearing to evaluate whether the application complies with the criteria identified below. The County will strive to schedule this hearing within 60 days from the date staff determines the application is complete.  

Notice of the hearing shall be provided in the manner required by Government Code section 65091 or as otherwise required by County Ordinance or Resolution.  

**Criteria for Initiation of General Plan Amendments**  

Applications shall be evaluated to determine whether it complies with the following criteria:  

1. The proposed Application is consistent with the goals and objectives of the General Plan; and  

2. Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development; and  

3. The Application meets one or more of the following goals and objectives:  
   
   A. Increases employment opportunities within El Dorado County.
B. Promotes the development of housing affordable to moderate income households.

C. Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.

D. Protects and enhances the agricultural and natural resource industries;

E. Is necessary to comply with changes in state or federal law; and;

4. The Application is consistent with any applicable Board adopted community vision and implementation plan.

**Exemptions**

General Plan and Specific Plan amendments necessary to correct technical errors or mapping errors, to facilitate the development of qualified housing projects available to very low or low income households, to protect the public health and safety, or that propose to increase allowable density/intensity by less than 50 dwelling units are exempt from the provisions of this policy.

**POLICY REVIEW:** This Board Policy shall be reviewed no less than annually to assess whether this policy is working effectively and as intended.
March 25, 2019

El Dorado County
Community Development Agency
2850 Fairlane Court
Placerville, CA 95667

RE: PD95-0002-R-3 Town Center Core Resident Project ID 21392

Dear Mr. Rommel Pabalinas,

El Dorado Hills Investors Ltd. wishes to rescind the application for PD95-0002-R-3 Town Center Core Resident Project ID 21392 as of today, March 25, 2019. Please provide Terri Kanellis, The Mansour Company controller the final accounting and refund due from the balance of the 9/12/17 $4,000 deposit. Her email address is terri@mansourco.com.

Sincerely,

El Dorado Hills Investors Ltd.
By: The Mansour Company
Its General Partner

Louis Mansour
President
Background and Justification

“For over 30 years Oakmont Senior Living has been at the forefront of long-term senior care in California. The company currently owns and operates 27 communities throughout the state with 10 more opening within the next 18 months. The construction of a new assisted living and memory care community in El Dorado Hills Town Center West has begun. Through the early marketing efforts for the new facility, it has become apparent that there is a definite pent up demand for assisted living and memory care in El Dorado Hills, but surprisingly there has been an equal number of inquiries from people 55 and over who are still very active expressing the desire for apartment rentals. These inquiries lead to a more in-depth study into the needs of the El Dorado County’s senior population. Active seniors in El Dorado County have few options if they choose to relocate. Either they rent a modest apartment with few amenities or purchase a $500,000-$700,000 home in a gated community. There is nothing in between. Oakmont’s research of senior living options goes beyond El Dorado County but the trends are the same throughout California. Seniors want and need options. The 55(+) demographic is increasingly opting to rent rather than own their homes. Between 2009 and 2015, the number of renters age 55 increased 28% according to the US census. A significant number also want to live with like-minded individuals in their age cohort and take part in organized activities. A greater number of seniors are seeking to age in place. Housing that follows universal design principles and allows for in-house healthcare will be in demand.

Oakmont desires to perpetuate the characteristics which are unique to El Dorado County by creating a mixed-use Village at Town Center West that fully utilizes the existing zoning established in PD-95-02 and provide more housing options for seniors. A mixed-use Village at Town Center West would not only create a stronger neighborhood character, but would make the best use of a currently underutilized property. By providing a mix of residential and commercial uses, residents of the community could walk or bike to their destinations within Town Centers East and West.

The Village in Town Center West development will be beneficial to the community without exceeding any other building square footages that are currently approved for the site. In addition, the proposal would have a significant positive effect on the surrounding area because of a substantial reduction in traffic volumes that were anticipated by the existing entitlements for Town Center West.

The existing entitlements for Town Center West are General Commercial Planned Development (GC-PD) overlay, which was established in the El Dorado Hills Specific Plan. Many of the uses that were anticipated to take hold in 1995 when PD-95-02 was approved are no longer viable in today's economy. Millions of square feet of R&D and Light Manufacturing land in the business park to the South continues to sit vacant with no immediate plan for development. The PD overlay 95-02 allows for additional uses to be added from time to time via an approved ministerial process identified in the PD conditions of approval. The Department of
Transportation and El Dorado County Planning may request an updated traffic study to determine the impacts of the additional use. Oakmont is not proposing to make any changes or amendments to the existing PD, Specific Plan or General Plan other than the addition of the mixed-use designation section (130.40.180) to the GC-PD zoned 46 (+/-) acre property. Oakmont is not proposing any additional square footage or transfer any single-family residential units in the Specific Plan.

Oakmont’s proposal for the Town Center West acreage will be designed to be a viable, stand-alone, mixed-use project using a combination of the existing PD entitlements and development standards alongside design criteria described in the mixed-use design manual. Approximately 37 acres will be dedicated to age-restricted, 55 (+) rental housing. The remaining 10 (+) acres will be devoted to a full-service hotel and conference center, and other commercial uses approved for the site consistent with PD-95-02 such as: a financial institution, medical offices, dental offices, professional associations, hair salon, delicatessen, dry cleaner, florist, restaurant and service station. All commercial space will be utilized to their highest and best use with the goal of serving the residents of the new senior community and the surrounding area.

Oakmont’s goal is to create a village community in which the residents will enjoy meaningful, daily engagement by providing opportunities to exercise their bodies and minds. The heart of the community will be the Health and Wellness Center. The center will include: a technology suite, activity rooms, lecture hall, library, fitness center, wellness counseling, educational, social and recreational programs. Perhaps most importantly, an Activities Director will be available to help facilitate any in-home needs which the Village residents may desire to obtain from local specialty service and care companies, such as: housekeeping, laundry services, assistance with activities of daily living and home health therapies. Such a service would give the residents of the community who are not in need of managed care an opportunity to be active participants in their wellness as opposed to being a patient. Baby Boomers want to take care of themselves rather than being taken care of. A village-based community would provide a coordinated and comprehensive approach to engaging and meeting the needs of the residents. With this approach, the village residents will become natural partners with the local businesses that are anticipated to be drawn to the commercial uses of Town Center West. This mixed-use senior village model does not currently exist in El Dorado County despite the need. Oakmont believes it will set a new standard for senior living in the area. With inclusive and diverse options available, Oakmont believes the residents will feel confident in knowing that they can age in place with support, strength and dignity.

To further bring the community together, there will be walking paths throughout the development which pass through community gardens, a pet park and meander along the banks of the protected wetlands. Lush landscaping will provide a scenic outdoor environment. For the active seniors, there will be a large fitness center complete with modern exercise equipment, an outdoor swimming pool with cabanas, tennis courts, bocce ball and pickle courts.
Planning staff has previously verified that in accordance with the El Dorado County zoning ordinance section 130.40.180, (mixed-use development) is allowed under the general commercial zoning district of Town Center West. Oakmont’s proposal will adhere to the general requirements of the mixed-use guidelines referenced in paragraph B of section 130.40.180. Paragraph C (Development Standards) stipulates that measurement of commercial development must be at 30% of the gross floor area of the mixed-use development project and maximum density for the residential use component shall be 20 dwelling units per acre.

The developments proximity to all of the activities and services available at Town Center East is a very important aspect of Oakmont’s vision. A shuttle service will be available for those who wish to shop and take advantage of the entertainment and culinary opportunities of the East Side. Oakmont feels that the addition of age restricted senior housing in Town Center West along with the commercial uses already existing or approved for development will complete the circle for both the Specific Plan and El Dorado County officials who desire to provide an integrated, multi-use development.

Compliance with Resolution J-6 Criteria

Because this application includes a specific plan amendment Resolution J-6 is applicable. This will be a brief discussion of compliance by the proposed project.

1. The proposed application is consistent with the goals and objectives of the General Plan:
   
   **YES**: The proposal is consistent with the goals and objectives of the General Plan which encourages mixed-use development. In essence this proposal seeks to bring the El Dorado Hills Specific Plan and Town Center West PD up to date by ensuring that the Mixed-Use Ordinance and Guidelines recently adopted by the Board of Supervisors will be applicable to Town Center West.

2. Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development:
   
   **YES**: Public infrastructure, facilities and services are available to Town Center West. Having been planned as a mix of commercial, light industrial and office uses, development of the property has been anticipated and adequate infrastructure has been made available to the site and can be utilized without adverse impact to existing or approved development.
3. The application meets one or more of the following goals and objectives:

A: Increases employment opportunities within El Dorado County

YES: Job creation will reach decades beyond the temporary construction phases of the development. Mixed-use developments by design create permanent jobs for a wide variety of occupations. Hundreds of people will be needed to staff the hotel and anticipated ancillary commercial uses of the project. Hundreds more will be needed to serve the needs of the senior residents of the village.

B: Promotes the development of housing affordable to moderate income households:

YES: Although the current proposal does not contain income restricted housing, the fact that it will consist of rental properties only, with a target market of senior citizens The project will provide a housing opportunity that currently does not exist in El Dorado County that will be far less costly than the purchase of the average home in the area.

C: Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County:

YES: The County has elected to encourage mixed use development in large part because it encourages the integration of commercial uses with residential, creating a sense of place, which has the effect of retaining sales dollars in the community thus retaining sales tax revenues in the County. In addition to the retail uses anticipated to be part of the development, Oakmont will devote a portion of the site to a full-service hotel and conference center that is intended to serve as an economic development tool for El Dorado County. Oakmont believes that bringing visitors and corporate conferences to Town Center will translate into greater revenues for the Town Center, El Dorado County and the community at large. The commercial uses anticipated for the Development will add to the already diverse options that are available in Town Center East.
4: The application is consistent with any applicable Board adopted community vision and implementation plan:

YES: El Dorado County has adopted mixed-use development with its inherent benefits to the community as part of the community vision and implementation plan for the General Plan. The proposed project is intended to comport with that vision.
Proposed Amendments to the El Dorado Hills Specific Plan

The El Dorado Hills Specific Plan was approved in 1987, long before the County had considered mixed use development. Since that time the County has, of course, gone to great lengths to adopt a zoning ordinance and detailed regulations designed to encourage mixed use development in order to complement its goals in establishing sustainable communities and help minimize dependence on the automobile. The intent of these proposed amendments to add mixed-use development to Village ‘U’ is to bring the El Dorado Hills Specific Plan and the Town Center West PD into compliance with these goals.

When the Specific Plan was approved long ago, the vision for El Dorado Hills south of Hwy 50 was a large shopping mall surrounded by major retail department stores, large home improvement centers and sporting goods stores. Just the type of development that is failing miserably all across the nation today. Luckily Tony Mansour and others had the forethought to create what the community now enjoys; a beautiful development that has evolved and grown based upon the market demands of the community. The same type of development that many cities in California are desperate for. MIXED-USE The proper mix of services all located within a walkable environment.

Communities evolve naturally due in large part to economic cycles and changes in the age demographic. El Dorado County is home to one of the oldest populations in the United States. Changes are coming sooner than most want to believe. Many people cannot imagine what those changes may bring, but one thing is certain. Communities need to determine how much change is pre-determined, how much is effectively uncertain or unpredictable and how much can be seriously influenced, then plan accordingly.

Oakmont’s Mixed-Use proposal for the Town Center West will benefit the citizens of El Dorado County and El Dorado Hills by substantially reducing traffic counts compared to what is already approved for the site. Provide needed housing options for seniors, add new commercial services that do not currently exist in Town Center East and create a financial engine for El Dorado County by utilizing the Hotel and Conference Center as an economic tool to show off what El Dorado County has to offer.