EL DORADO COUNTY
PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

August 23, 2021

To: Josh Pane, Pane & Pane Associates, Inc.
Moe Mohanna, Mohanna Development Company

From: Gina Hamilton, Senior Planner

Subject: Town & Country Village Pre-Application (PA21-0013)
Assessor's Parcel Numbers: 19-080-012, 119-080-017, 119-080-021, 119-080-023

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1. Pre-Application Request

Pursuant to Board of Supervisors (BOS) Policy J-6, this pre-application is for a conceptual review of "The Town & Country Village El Dorado" (project or proposed project). The proposed project proposes to create a mixed use site of resort, hotel lodging, family gathering and wedding reception venue, conferencing venues, residential, commercial, medical services, and neighborhood-serving retail uses.

The proposed project also includes park and open space areas; biking, hiking, and equestrian pathways and trails, including a bike trail connection El Dorado Hills, Bass Lake Hills, and Cameron Park, with a truss or steel bridge across Bass Lake Road; and preservation of the Historic Wagon Trail on the property by incorporating the trail in to the project design.

Exhibit A, presents the Proposed Conceptual Site Plan for the project site, and Exhibit B, Conceptual Land Use Matrix – Town & Country Village Pre-Application, provides a listing of anticipated uses and the coinciding acreages, square footages, and number of units, as applicable.

Additionally, BOS Policy J-6 is attached as Exhibit K, and the full application package and plan set is attached to this worksheet as Exhibit L.

2. Location

The project site is located east of Bass Lake Road, approximately 500 feet north the intersection with U.S. Highway 50 (US 50), in the El Dorado Hills area in El Dorado County (County) (Exhibits C and D).

3. Land Use and Zoning Designations

Table 1, Land Use and Zoning Designations, reflects the current land use and zoning designation information for the four project parcels.

- The majority of the project site is located in a Rural Region of the County (Exhibit E).
- The County General Plan designation for the project site is Adopted Plan (AP), referring to the parcels' location within the Bass Lake Hills Specific Plan (BLHSP) (Exhibit F).
- The parcels are current zoned Residential Estate (RE)-10 Acres (RE-10) (Exhibit G).

4. General Plan Land Use Designation and Consistency

As mentioned above, the project site is located within the BLHSP, which is the adopted local land use plan for that area. (Exhibit F).

The parcels are designated under the BLHSP for future development as low density residential (Exhibit H). Additionally, the plan identifies the hillsides within the viewshed of US Highway 50 and Bass Lake Road as an area of aesthetic sensitivity. Generally, the proposed project is not consistent with the vision for the site as presented in the BLHSP.

Table 1: Land Use and Zoning Designations

Assessor's Parcel Numbers	Regional Designation	General Plan Land Use Designation	BLHSP Land Use Designation	Zoning Designation
112-080-012	Rural Region	AP (BLHSP)	L2PD*	Residential Estate-10 Acres (RE-10)**
112-080-017	Rural Region	AP (BLHSP)	L2PD/ L7PD***	Residential Estate-10 Acres (RE-10)
112-080-021	Rural Region	AP (BLHSP)	L2PD	Residential Estate-10 Acres (RE-10)
112-080-023	Community Region	AP (BLHSP)	L2PD/ L7PD	Residential Estate-10 Acres (RE-10)

*L2PD: Low Density Residential Planned Development. Maximum 0.2 Units Per Acre (5 Acres Per Unit) Average Density

**Residential Estate-10 Acres (RE-10) = Low Density Residential with one dwelling unit per ten acres

***L7PD: Low Density Residential Planned Development. Maximum 0.7 Units Per Acre (1.42 Acres Per Unit) Average Density

5. Zoning Designation and Consistency

Note that the BLHSP is a policy document; the plan did not create zoning districts within the plan area. Parcels in the BLHSP retain zoning as applied by the County prior to owners/ applicants pursuing development.

As mentioned above, the parcels are current zoned RE-10) (Exhibit G). While the RE-10 zone allows for some of the proposed uses (e.g., lodging facilities, dwelling, hiking and equestrian trails), the RE-10 zone does not allow for other proposed uses (e.g., multi-unit dwellings, medical/ offices, mixed use development). Moreover, the RE zone is intended to provide for and regulate the development of low density and rural residential development. Therefore, generally, the proposed project as a whole is not consistent with the current zoning.

The County's General Plan can be accessed here:
https://www.edcgov.us/Government/Planning/pages/Adopted_General_Plan.aspx.

The County's Zoning Ordinance can be accessed here:
https://www.edcgov.us/Government/planning/Pages/zoning_ordinance.aspx.

The BLHSP can be accessed here:
https://www.edcgov.us/Government/planning/Pages/local_land_use_plans.aspx.

6. Next Steps

- Board of Supervisors Pre-Application J-6 Review and Hearing: County staff anticipates presenting the proposed project to the Board of Supervisors in mid- to late October 2021.
- Discretionary Permit Applications: Subsequent to the Board of Supervisors Pre-Application J-6 Review and Hearing, the next step for the applicant to take with the Planning Department would be to formally submit applications for discretionary actions and permit(s). See Staff Observations and Recommendations below.

7. Formal Application Processing

A. Based on the proposed uses, existing zoning, and land use designations, anticipated formal applications are likely to include (and may not be limited to):

- General Plan Amendment to apply the Community Region designation to the three project parcels currently identified as Rural Region;
- Specific Plan Amendment to (and not necessarily limited to) modify the BLHSP to incorporate General Plan changes that have occurred since approval of the specific plan, increase the number of dwelling units in the specific plan area, and change the land use designations anticipated for the project site in the BLHSP; and
- Rezone to change the existing zoning to allow for the proposed uses, as identified in formal application materials.

B. Environmental Review: It anticipated that the proposed project would require the preparation of an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). Around the time of submittal of Discretionary Permit Applications, County staff will work with the applicant to identify a qualified EIR consultant to prepare the CEQA document.

Any applications submitted shall be required to submit applicable project materials (project plans, technical studies and reports) in order to adequately review and analyze the project. If the applicant decides to pursue the project, they should review the relative permit applications for a list of required reports, documentation, and site maps. Additionally, as stated above, the proposed project would require the preparation of an environmental impact report, which may require additional information to be provided by the applicant

The project will be reviewed for consistency with the applicable policies of the BLHSP, the County's General Plan, and County's Zoning Ordinance, including (and not necessarily limited to) land use compatibility with surrounding uses, aesthetics, noise, air quality, and traffic, and for adherence with applicable development standards in the Zoning Ordinance including setbacks, building heights, site lighting and landscaping, signs, and parking.

8. Staff Observations and Recommendations

A. Staff observes that comments on the pre-application were not received from the El Dorado Hills Fire Department (Fire Department). It is recommended that the applicant initiate project review with the Fire Department prior to or concurrent with submittal of formal applications.

B. Staff observes that the BLHSP indicates that the primary zoning will be a PD overlay (page 84) and that the application of the PD Combining Zone District is required for development in the entire plan area (page 21). It is recommended that the applicant

review the requirements in the BLHSP specific to the use of the PD overlay while preparing formal application materials.

C. Staff recommends timely initiation of Fiscal Impact Analysis (FIA) and Pubic Facilities Financing Plan (PFFP) preparation if the applicant decides to pursue the project. A copy of the County's Fiscal Impact Analysis and Public Facilities Financing Plan Process Manual and Guidelines have been provided to the applicant.

D. Staff observes that the application materials include references to mixed use development. It is unclear if the intent is to development a project site with a mix of uses, or to develop a mixed use project as defined by the County's Zoning Ordinance. It is recommended that the applicant review Zoning Ordinance Section 130.40.180 Mixed Use Development, the County's Mixed Use Design Manual, and the Zoning Ordinance Glossary definition of Mixed Use Development. Note that mixed use development projects located in Community Regions shall require submittal and processing of either a Design Review Permit or a Development Plan Permit (PD) depending on the details of any relevant proposed project.

   Zoning Ordinance Section 130.40.180 Mixed Use Development is attached to this worksheet as Exhibit J.

   The County's Zoning Ordinance can be accessed here: https://www.edcgov.us/Government/planning/Pages/zoning_ordinance.aspx.

   The County's Mixed Use Design Manual can be accessed here: https://www.edcgov.us/Government/planning/Pages/community_design_standards.aspx.

9. Commenting Agencies and Departments

The following agencies and departments provided written comments prior to the date of this memo. Comments received are provided in Exhibit I.

- El Dorado County Air Quality Management District
- El Dorado County Department of Transportation
- El Dorado County Environmental Management
- El Dorado County Housing, Community and Economic Development Program
- El Dorado County Stormwater
- El Dorado Hills Community Services District
- El Dorado Irrigation District
- El Dorado Local Agency Formation Commission
- Pacific Gas and Electric (PG&E)

10. Other Affected Agencies

Submittal of formal project applications may be routed to the following agencies for review and comment:

- California Department of Fish and Wildlife
- California Department of Transportation (CALTRANS) District 3
- California Regional Water Quality Board
- California State Water Resources Control Board

- Cameron Park Airport
- El Dorado County Air Quality Management District
- El Dorado County Building Department
- El Dorado County Department of Transportation
- El Dorado County Environmental Management
- El Dorado Hills Fire Protection District
- El Dorado County Sheriff
- El Dorado County Surveyor
- Eldorado Irrigation District (EID)
- Resource Conservation District
- U.S. Army Corps of Engineers
- Utility Companies

This list may not be exhaustive.

11. Exhibits

Exhibit A. Proposed Conceptual Site Plan

Exhibit B. Conceptual Land Use Matrix

Exhibit C. Vicinity Map

Exhibit D. Project Site

Exhibit E. Regional Designation

Exhibit F. General Plan Land Use Designation Map

Exhibit G. Zoning Designation

Exhibit H. Bass Lake Hills Specific Plan Land Use Diagram

Exhibit I. Commenting Agencies and Departments

Exhibit J. Zoning Ordinance Section 130.40.180 Mixed Use Development

Exhibit K. Board of Supervisors Policy J-6

Exhibit L. Pre-Application Package

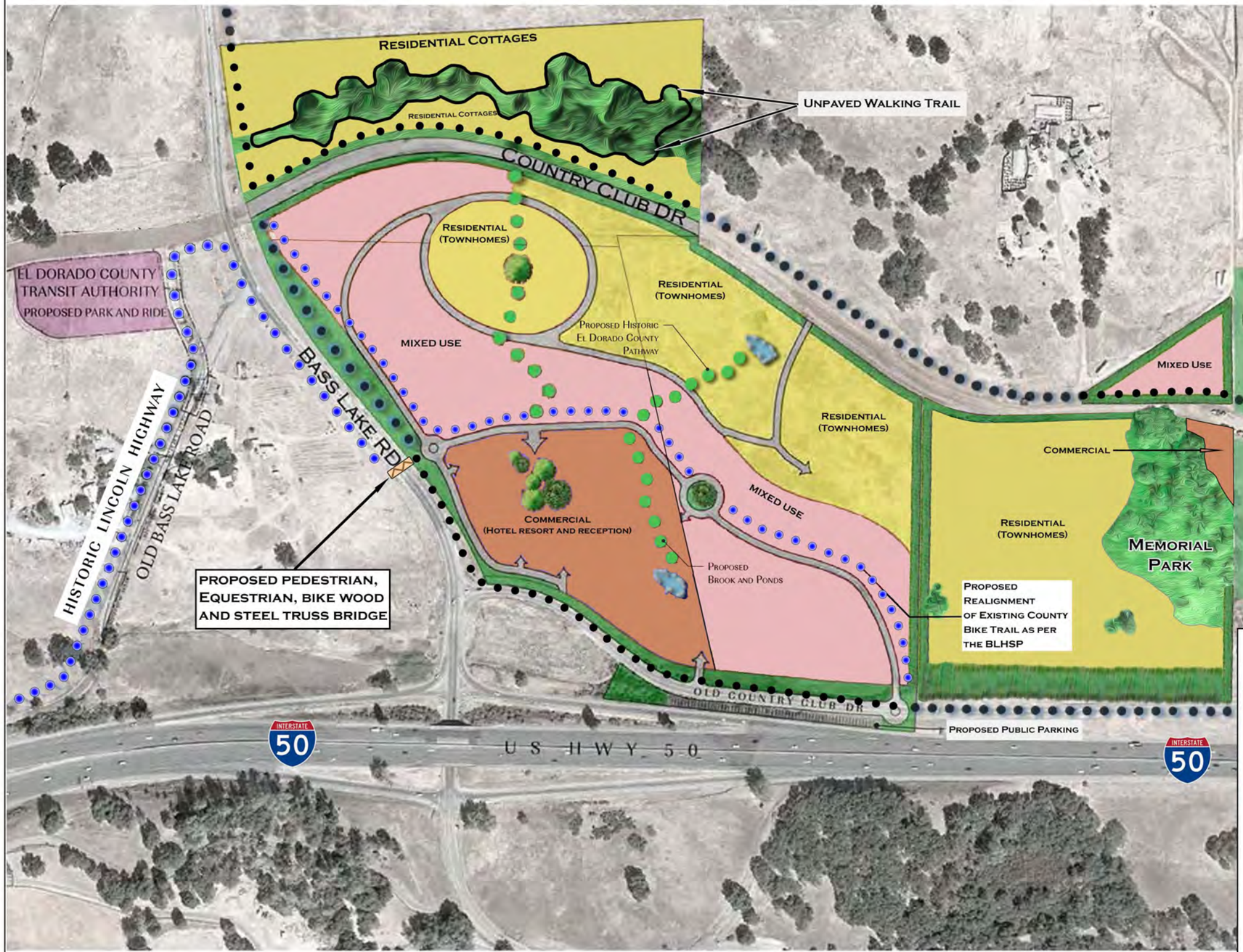
LIMITS OF STAFF RESPONSE

While staff will take utmost care to accurately represent County Codes, Policies, and applicable past positions of staff, it should be noted that matters discussed in the pre-application meeting should be not construed to bind, restrict, or obligate the staff or review boards when processing a subsequent application. A more thorough review that occurs during a 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.

Should you have any questions regarding the project or this letter, please feel free to contact me by telephone at (530) 621-5980, or by email at gina.hamilton@edcgov.us.

Proposed Conceptual Site Plan

Exhibit A



Land Use	Ac	# Units	Approx Sq Footage
Roads and Site Circulation	2.13		
Open Space	17.16		
Residential Townhomes	25.16	503	
Residential Cottages	6.74	134	
Commercial / Resort	7.55		
Hospitality 2x150 Hotel Rooms		2	
Restaurants		3	12,000
Conference /Reception Facility & Museum		3	14,000
Mixed-Use	19.65		
Senior Housing /Dining /Clubhouse		245	
Medical /Offices			
Commercial Main St. Neighborhood Retail /Services			144,000
Residential Multi-family		390	
Park and Ride			
Walk, Bike, Equestrian Trails			
Existing County Bike Paths			
Proposed Bike Path			
Unpaved Walking Trail			

Existing Bass Lake Hills Specific Plan Land Use 1995: Village Q, L2PD & Village N, L7PD

LDR: Low Density Residential (1 du/5-20 ac)

Proposed General Plan Land Use and New Chapter BLHSP

Mixed Use, Residential, Commercial, Resort

THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA

N

TOWN & COUNTRY VILLAGE
EL DORADO

MOHANNA
DEVELOPMENT CO.

PANFINO
General Partnership

cta
Engineering & Surveying

GLABE+TAYLOR
ARCHITECTS

ISSUE DESCRIPTION

DRAWING:

XREF FILES

J-6 Pre App.
Board of Supervisors
County of El Dorado

SHEET TITLE
Proposed Conceptual Site Plan

SCALE

DATE
July 7, 2021

CADD FILE | PROJECT NUMBER

SHEET NUMBER
Exhibit 6

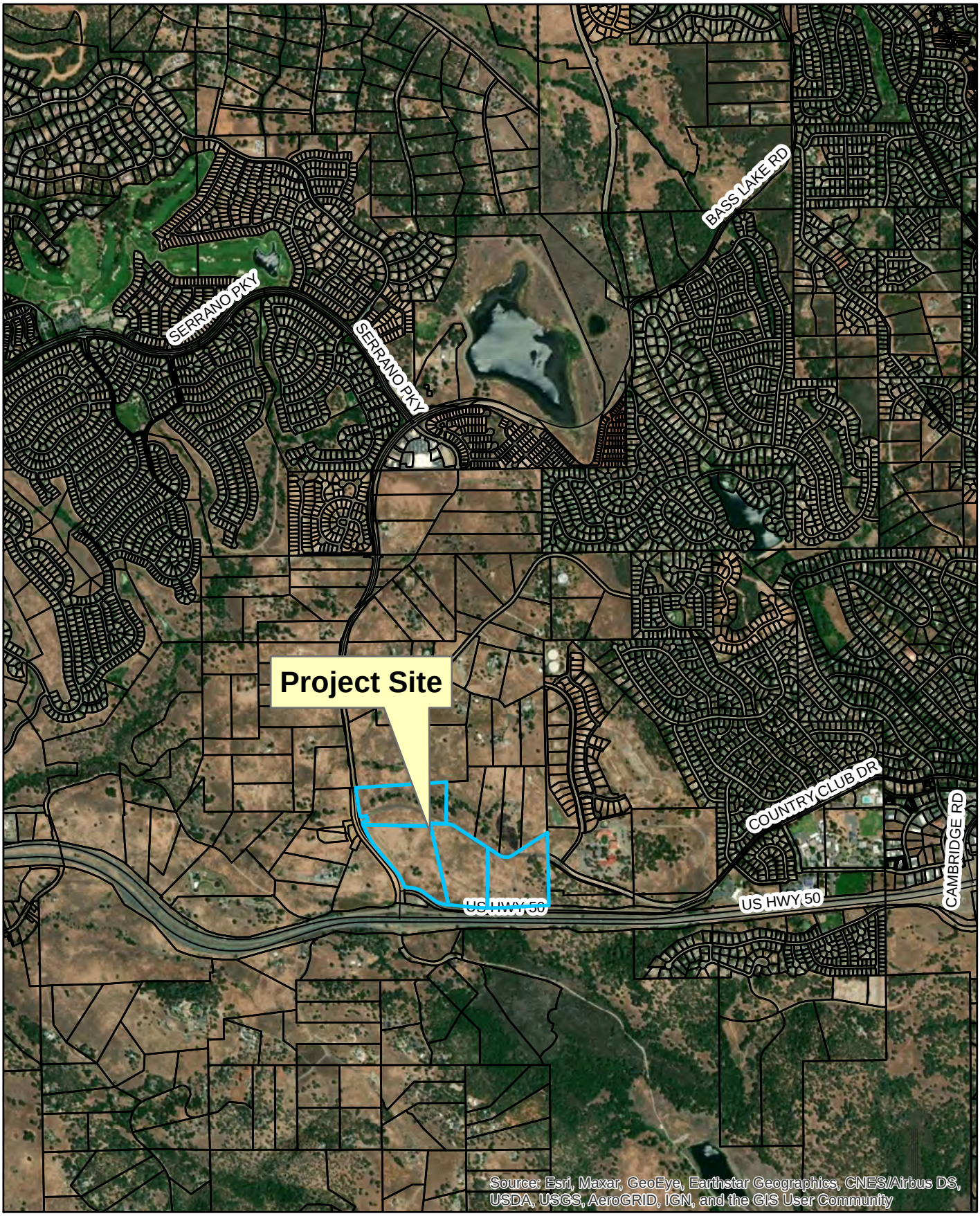
Exhibit B: Conceptual Land Use Matrix - Town & Country Village Pre-Application (PA21-0013)

		Ac.	Unit/Ac.	# Units	Approx. Sq Footage	Present Zoning 1995 Land Use BLHSP
Roads and Site Circulation		2.13				
Open Spaces		17.16				L7PD* / L2PD**
Residential Townhomes		25.16	20	503		L2PD
Residential Cottages		6.74	20	134		L7PD
	Commercial / Resort	7.55				L2PD
	Hospitality 2X150 Hotel Rooms 300					
	Restaurants 3				12,000	
	Conference/Reception Facility & Museum				14,000	
	Mixed-Use	19.65				L2PD / L7PD
	Senior Housing/Dining/Clubhouse		-	245		
	Medical/Offices					
	Commercial Main St. Neighborhood Retail/Services				144,000	
	Residential Multi-Family		24	390		
Total		78.39		1,272	170,000	

* L7PD : Low Density Residential Planned Development Maximum 0.7 Units Per Acre (1.42 Acres Per Unit) Average Density

** L2PD : Low Density Residential Planned Development Maximum 0.2 Units Per Acre (5 Acres Per Unit) Average Density

Exhibit C: Vicinity Map



N

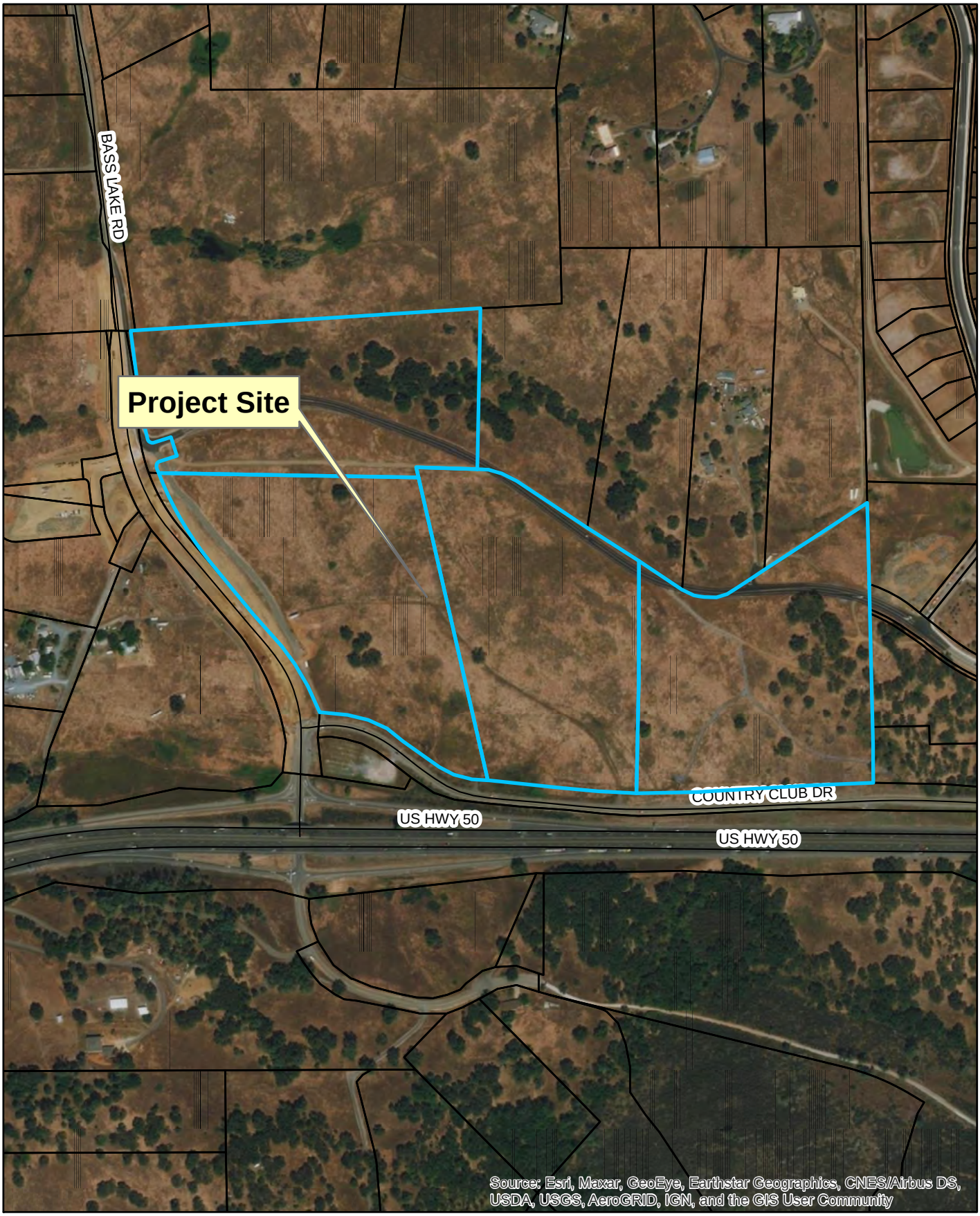
0 875 1,750 3,500 5,250 Feet

Scale 1:25,000

Pre-Application PA21-0013
Town & Country Village
APNs 119-080-012, -017, -021, and -023

Map prepared on
August 19, 2021

Exhibit D: Project Site



N

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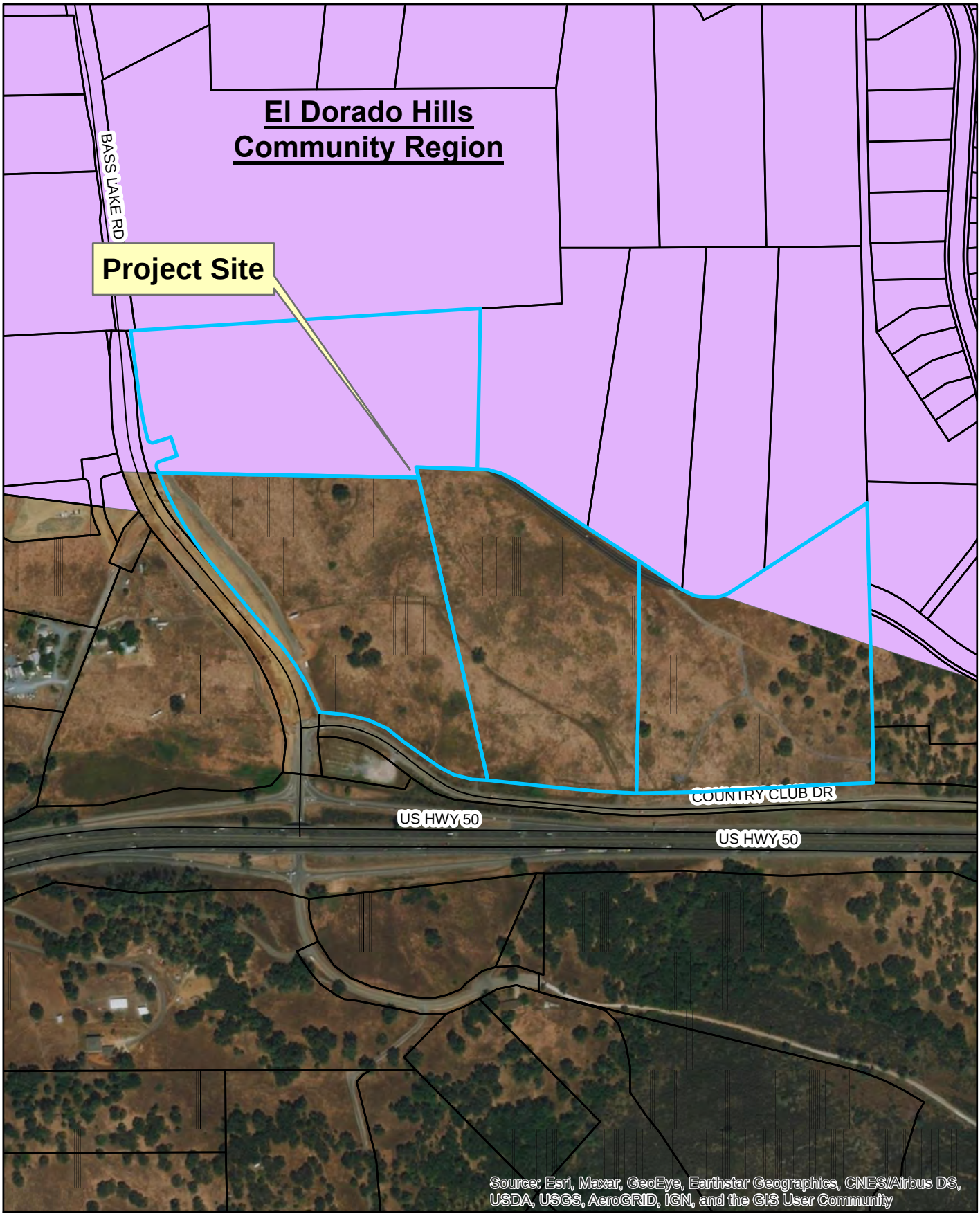
Scale 1:6,500

Pre-Application PA21-0013
Town & Country Village
APNs 119-080-012, -017, -021, and -023

Map prepared on
August 19, 2021

Exhibit E: Regional Designation



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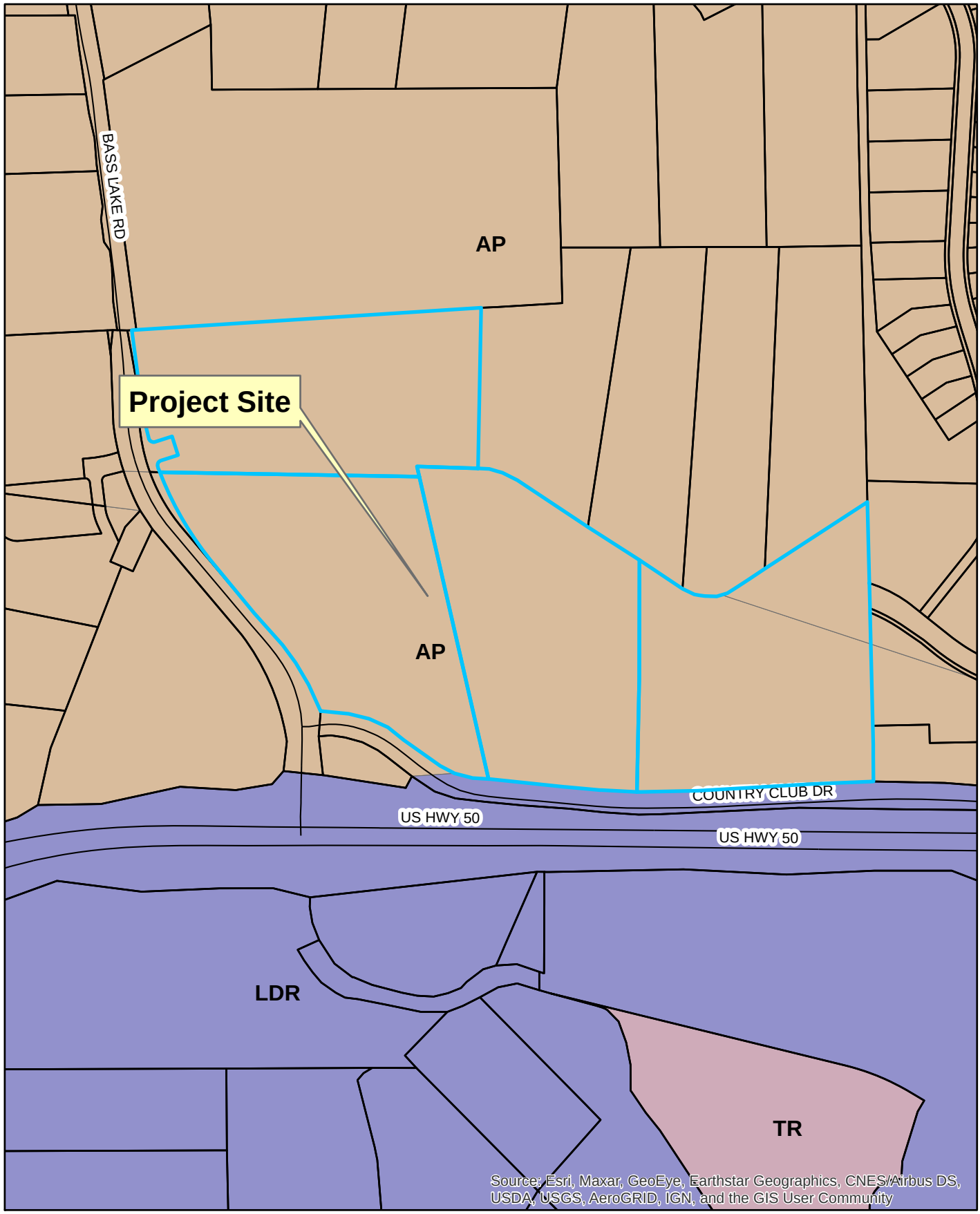
Scale 1:6,500

Pre-Application PA21-0013
Town & Country Village
APNs 119-080-012, -017, -021, and -023

Map prepared on
August 19, 2021

Exhibit F: General Plan Land Use Designation



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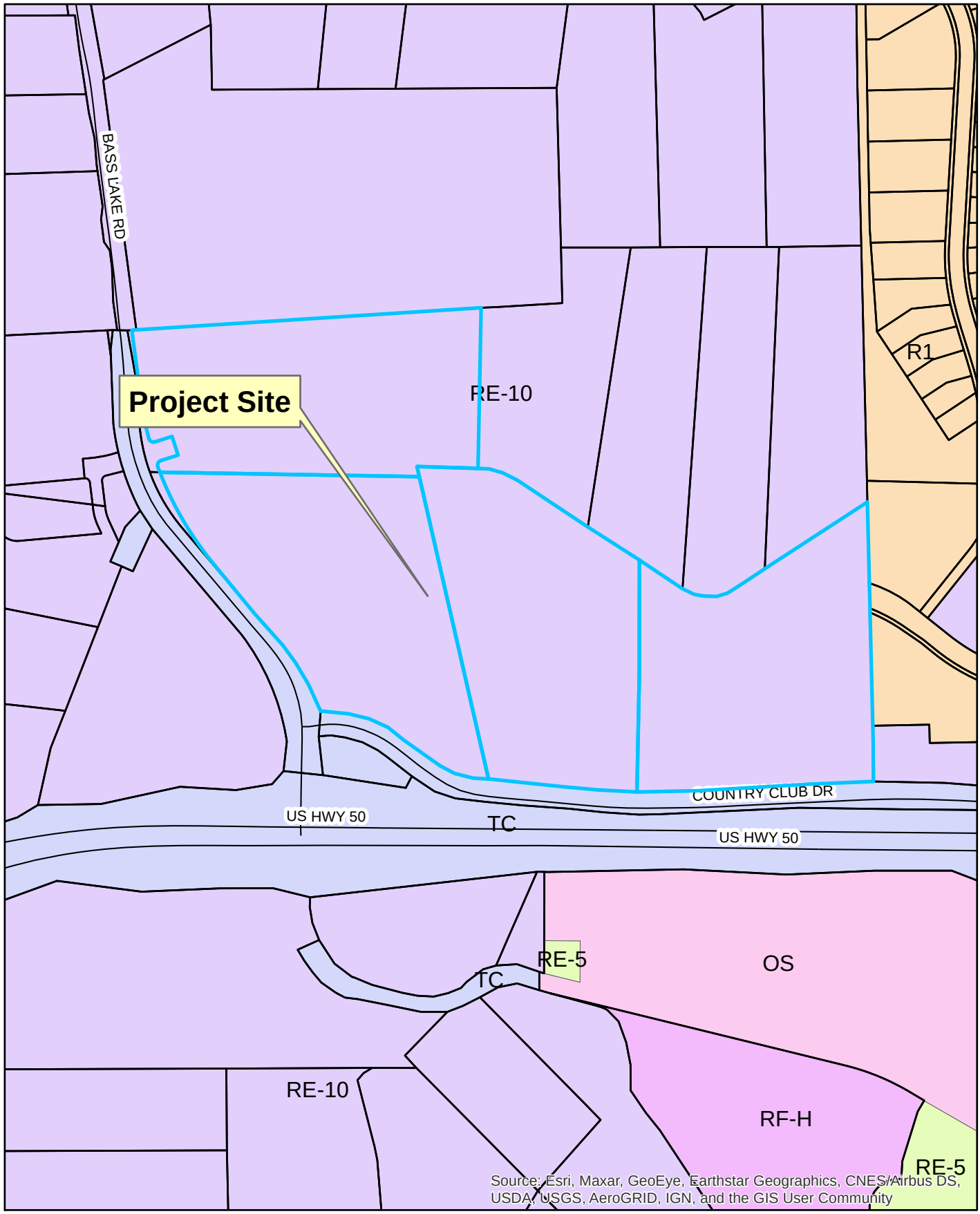
Pre-Application PA21-0013
Town & Country Village
APNs 119-080-012, -017, -021, and -023

Map prepared on
August 19, 2021

Exhibit G: Zoning Designation



N

0 230 460 920 1,380 Feet

Scale 1:6,500

Pre-Application PA21-0013
Town & Country Village
APNs 119-080-012, -017, -021, and -023

Map prepared on
August 19, 2021

Existing Bass Lake Hills Specific Plan Land Use 1995

Exhibit H

LANDUSE DESIGNATION

- H4PD = HIGH DENSITY RESIDENTIAL PLANNED DEVELOPMENT MAXIMUM 4 UNITS PER ACRE AVERAGE DENSITY
- H3PD = HIGH DENSITY RESIDENTIAL PLANNED DEVELOPMENT MAXIMUM 3 UNITS PER ACRE AVERAGE DENSITY
- MPD = MEDIUM DENSITY RESIDENTIAL PLANNED DEVELOPMENT MAXIMUM 1.75 UNITS PER ACRE AVERAGE DENSITY
- L 7PD = LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT MAXIMUM 0.7 UNITS PER ACRE (1.42 ACRES PER UNIT) AVERAGE DENSITY
- L 2PD = LOW DENSITY RESIDENTIAL PLANNED DEVELOPMENT MAXIMUM 0.2 UNITS PER ACRE (5 ACRES PER UNIT) AVERAGE DENSITY
- P = PARK and RIDE
- F = FIRE STATION SITE
- C = EXISTING CEMETERY

SYMBOL LEGEND

- SPECIFIC PLAN BOUNDARY
- LANDUSE AND VILLAGE DIVISION LINE
- LANDUSE DIVISION WITHIN SAME VILLAGE
- VILLAGE BOUNDARY
- STREET RIGHT-OF-WAY
- SCENIC CORRIDOR
- PROPOSED ACCESS

NOTES:
1. ALL DEVELOPMENT DENSITIES ARE CALCULATED ON A GROSS AREA BASIS.
2. FOR PARKS, SEE PARKS AND OPEN SPACE PLAN.

LANDUSE TABULATION

VILLAGE	AREA (Acres)	LOTS
A	38.83	116
B	34.53	138
C	38.15	73
D	31.28	58
E	23.42	46
F	28.11	69
G	78.84	127
H	54.38	95
I	60.38	141
J	34.28	54
K	34.59	59
L	85.24	57
M	56.08	62
N	204.52	140
O	134.21	132
P	121.53	391
Q	81.78	16
R	26.65	56
SUBTOTAL	1166.81	1458
BASS LAKE ROAD	15.95	
TOTAL	1182.76	

DENSITY DISTRIBUTION

LANDUSE	LOTS	PERCENT OF TOTAL
H4PD	181	12.41
H3PD	364	24.97
MPD	655	44.93
L 7PD	225	15.43
L 2PD	33	2.26
TOTAL	1458	100.00

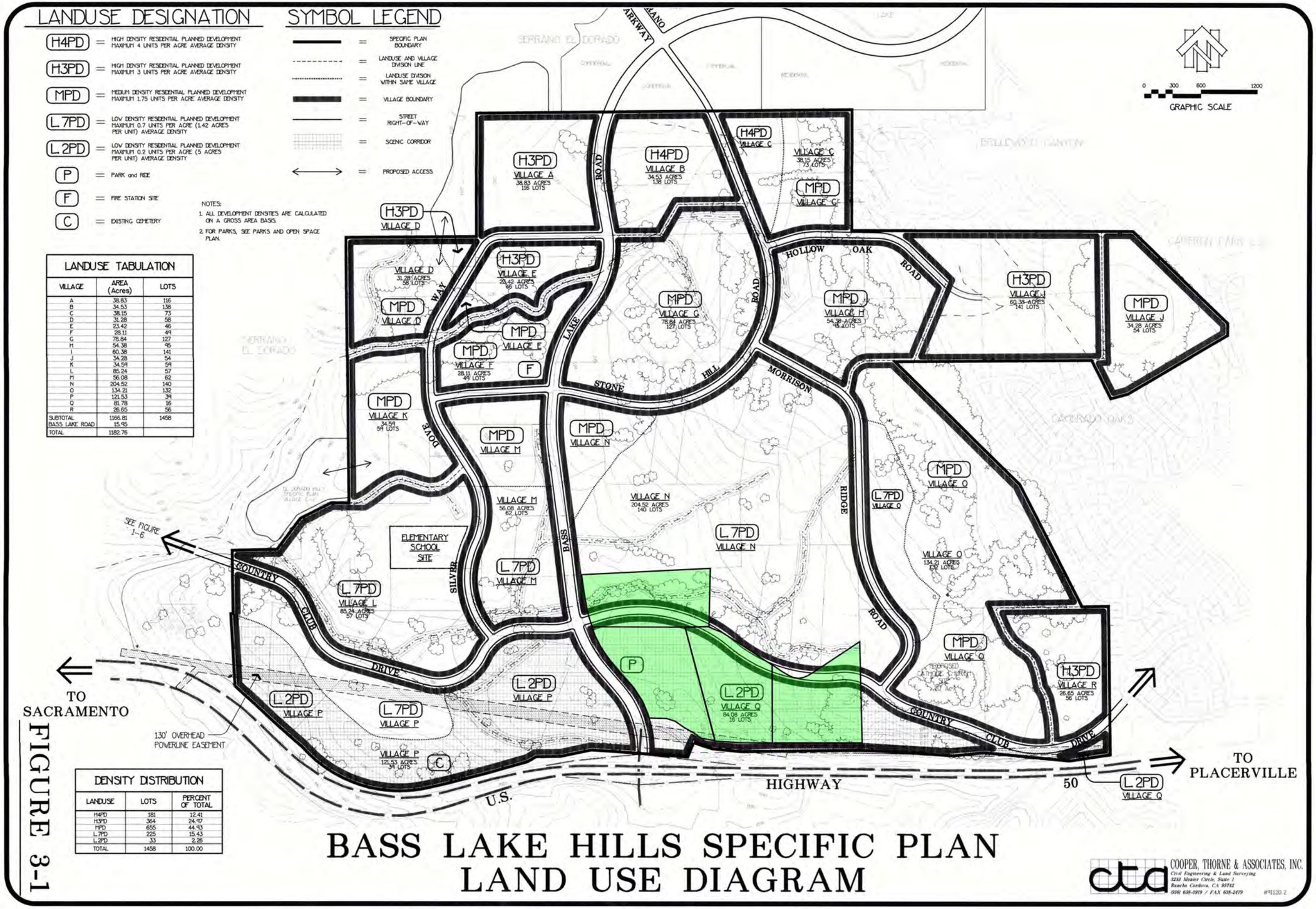


FIGURE 3-1

BASS LAKE HILLS SPECIFIC PLAN
LAND USE DIAGRAM

COOPER, THORNE & ASSOCIATES, INC.
Civil Engineering & Land Surveying
3233 Mosher Circle, Suite 1
Rancho Cordova, CA 95742
(916) 638-0919 / FAX 638-2479

THE TOWN AND COUNTRY VILLAGE, EL DORADO

EL DORADO HILLS, CALIFORNIA

TOWN & COUNTRY VILLAGE
EL DORADO

MOHANNA DEVELOPMENT CO.

PANFINO General Partnership

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GLABE+TAYLOR ARCHITECTS

ISSUE DESCRIPTION

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J-6 Pre App.
Board of Supervisors
County of El Dorado

SHEET TITLE
Existing BLHSP Land Use 1995

SCALE

DATE
July 7, 2021

CADD FILE | PROJECT NUMBER

SHEET NUMBER
Exhibit 5

Exhibit I

County of El Dorado
Air Quality Management District

330 Fair Lane, Placerville Ca 95667
Tel. 530.621.7501 Email: AQMD@edcgov.us
www.edcgov.us/airqualitymanagement

Dave Johnston
Air Pollution Control Officer

August 18, 2021

Gina Hamilton, County Planner
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

RE: PA21-0013 – THE TOWN & COUNTRY VILLAGE J-6 Pre-Application Specific Plan Amendment – APNs 119-080-012, 119-080-017, 119-080-021 and 119-080-023 – AQMD Comments

Dear Ms. Hamilton:

The El Dorado County Air Quality Management District (AQMD) has reviewed the proposed project that would change land use designation from Low Density Residential to allow for the development of Mixed Use, Residential Cottages, Senior Housing, Commercial Main Street Neighborhood Retail/Services and Memorial Park through amendment to the Bass Lake Hills Specific Plan, and has the following comments regarding potential air quality impacts.

Air Quality/GHG Analysis Required:
The western portion of El Dorado County (where the project is located) is in non-attainment of the state Ambient Air Quality Standards (AAQS) for Particulate Matter 10 micrometers (PM10), and the federal AAQS for PM2.5 (2.5 micrometers) in size. Additionally, the western portion of the County is in non-attainment of both the 1-hour and 8-hour state AAQS for ozone, and of the 8-hour federal AAQS for ozone. The two ozone precursor pollutants most responsible for ozone generated by this project are Volatile Organic Compounds (VOC, also known as Reactive Organic Gases or ROG) and Nitrogen Oxides (NOx).

An Air Quality and Greenhouse Gas (GHG) Analysis is required for adequate environmental review of the proposed project. AQMD recommends the use of the latest version of the California Emissions Estimator Model (CalEEMod), which can be downloaded for free at www.caleemod.com. This will compute mass emissions of criteria pollutants (NOx, ROG, SOx, PM & CO) and GHG (in CO_2 equivalents) from both construction and operation of the project. Someone knowledgeable in all aspects of the project, such as construction phasing, materials usage, etc., should run the model and modify the defaults as appropriate, assuring that notes are included about any changes to defaults as the program requires.

AQMD's *Guide to Air Quality Assessment: Determining Significance of Air Quality Impacts under the California Environmental Quality Act*, *February 2002* ("CEQA Guide") should be used to assess criteria

pollutant emissions impacts and can be found here:
https://www.edcgov.us/Government/AirQualityManagement/pages/Guide_to_Air_Quality_Assessment.aspx

While AQMD has not adopted GHG thresholds of significance, we recommend using Sacramento Metropolitan AQMD's (SMAQMD) GHG thresholds, which were developed in conjunction with El Dorado County, Placer County, Yolo-Solano, and Feather River Air Districts. Because data from projects in El Dorado County, along with the other counties in the Sacramento region, were used to develop these thresholds, it is AQMD's opinion that these regional GHG thresholds represent "substantial evidence" for CEQA purposes and are appropriate for use as CEQA thresholds of significance. The supporting documents on the thresholds can be found in Chapter 6 of the CEQA guide found on SMAQMD's website at: http://www.airquality.org/Residents/CEQA-Land-Use-Planning/CEQA-Guidance-Tools

The following standard conditions apply to the proposed project:

1. Asbestos Dust: Current county records indicate the portions of the subject property are located within the Asbestos Review Area. An Asbestos Dust Mitigation Plan (ADMP) Application with applicable fees shall be submitted to and approved by the AQMD prior to project construction if the project moves more than 20 cubic yards of soil, pursuant to AQMD Rule 223.2, Fugitive Dust – Asbestos Hazard Mitigation. Mitigation measures for the control of fugitive dust shall comply with the requirements of Rule 223, Fugitive Dust – General Requirements, and Rule 223.2 Fugitive Dust – Asbestos Hazard Mitigation.

2. Paving: Project construction and related paving shall adhere to AQMD Rule 224, Cutback and Emulsified Asphalt Paving Materials if applicable.

3. Painting/Coating: The project construction will involve the application of architectural coatings, which shall adhere to AQMD Rule 215, Architectural Coatings.

4. 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. Burning shall adhere to AQMD Rule 300, Open Burning.

5. 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 ARB's website here: https://ww2.arb.ca.gov/our-work/topics/construction-earthmoving-equipment Questions on applicability should be directed to CARB at 1.866.634.3735. CARB is responsible for enforcement of this regulation.

6. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with 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.

7. New Point or Stationary Source: Prior to construction/installation of any new point/stationary source emissions units (e.g., emergency standby engine greater than 50 HP, etc.), Authority to Construct applications shall be submitted to the AQMD. Submittal of applications shall include facility diagram(s), equipment specifications and emissions estimates, and shall adhere to AQMD Rules 501, General Permit Requirements and 523, New Source Review.

8. Electric Vehicle Charging – Residential: The residential portion of the project shall comply with the Residential Mandatory Measures identified in the 2019 Cal Green Building Code §4.106.4.1 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter) and shall comply with all requirements listed in this subsection[1]. Please refer to https://www.edcgov.us/Government/building/pages/california_building_standards_in_effect.aspx

9. Electric Vehicle Charging – Non-Residential: The commercial portion of the project shall comply with the Non-Residential Mandatory Measures identified in the 2019 Cal Green Building Code §5.106.5.3 concerning installation of electric vehicle supply equipment (EVSE). Plans shall include; the location(s) and type of EVSE, a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit originating at a service panel with sufficient capacity to accommodate a minimum 40A dedicated circuit, and terminating in a suitable enclosure in close proximity to the proposed location of the charging equipment. Plans, specifications and electrical calculations shall show the electrical system has sufficient capacity to simultaneously charge all required electric vehicles at their full rated amperage. Raceways shall be installed from the electrical service panel to the designated parking areas at the time of initial construction. Please refer to Cal Green Building Stds Code §5.106.5.3 for specific requirements[2]:
https://www.edcgov.us/Government/building/pages/california_building_standards_in_effect.aspx

AQMD Rules and Regulations are available at the following internet address: https://ww2.arb.ca.gov/current-air-district-rules.

[1] https://codes.iccsafe.org/content/CAGBSC2019/chapter-4-residential-mandatory-measures
[2] Cal Green Building Code: https://codes.iccsafe.org/content/CAGBSC2019/chapter-5-nonresidential-mandatory-measures

AQMD thanks you for the opportunity to comment on this proposed project. If you have any questions regarding this letter, please contact our office at 530.621.7501.

Respectfully,

Lisa Petersen
Air Quality Engineer
Air Quality Management District

\\AQData\AQ-Shared\CEQA or AQMD COMMENTS\AQMD Comments\2021\PA21-0013 The Town & Country Village Specific Plan Amendment - AQMD Comments.docx

COMMUNITY DEVELOPMENT
DEPARTMENT OF TRANSPORTATION

https://www.edcgov.us/Government/DOT

PLACERVILLE OFFICES:
MAIN OFFICE:
2850 Fairlane Court, Placerville, CA 95667
(530) 621-5900 / (530) 626-0387 Fax

CONSTRUCTION & MAINTENANCE:
2441 Headington Road, Placerville, CA 95667
(530) 642-4909 / (530) 642-0508 Fax

LAKE TAHOE OFFICES:
ENGINEERING:
924 B Emerald Bay Road, South Lake Tahoe, CA 96150 (530) 573-7900 / (530) 541-7049 Fax

MAINTENANCE:
1121 Shakori Drive, South Lake Tahoe, CA 96150
(530) 573-3180 / (530) 577-8402 Fax

Date: 19 August 2021

To: Gina Hamilton, Project Planner

From: Dave Spiegelberg, Transportation

Subject: **PA21-0013, Town and Country Village**

Project Location: **On the east side of Bass Lake Road, between US50 and Country Club Drive (new alignment)**

APN: **119-080-12, 119-080-017, 119-080-021, 119-080-023**

Project Description: A Pre-Application review for a proposed Mixed Use project on approximately 80 acres in the Bass Lake Hills Specific Plan. The project proposes 134 residential cottages, 503 townhomes, mixed use commercial (approximately 144,000 sf) / residential (approximately 535 senior units, and a hotel (300 rooms) / resort and event center (approximately 26,000 sf). Also proposed is a park and ride lot and a memorial park.

Site Plans: The following comments and example conditions are based on Transportation Division (TD) review of the J-6 Application Package dated July 2021.

Traffic: A Traffic Impact Study (TIS) will be required to be completed and approved by both County DOT and Caltrans prior to submittal of any formal application for land use entitlement. The purpose of the TIS is to identify any potentially significant impacts to traffic, and propose feasible mitigation measures. Since this project is adjacent to US50, Caltrans will be included in scoping and review of the TIS.

The applicant should select a private Traffic Engineer to prepare a traffic study in accordance with the County's Traffic Impact Study Guidelines.
https://www.edcgov.us/Government/longrangeplanning/DOT/tis-guidelines/documents/TIS-Guidelines-November-2014-Final-01-08-14.pdf

Access: Primary access is proposed at four locations along old County Club Drive and one access onto Bass Lake Road approximately half-way between Bass Lake Road and Tierra De Dios Drive (aka Morrison Road). The TIS should address the adequacy of these access points, and their impact on Bass Lake Road at old County Club Drive, and the access on to (new) Country Club Drive. Access to old Country Club Drive will be restricted to right-in, right out only, with a possibility of a left-in only added if shown in the TIS that this will not result in operational deficiencies to Bass Lake Road.

Grading: Mass grading will be necessary for construction of the buildings and parking lots. The proposal indicates this would be limited in order to preserve existing clusters of oak trees, rock out-croppings, and other vegetation.

Stormwater: The project is subject to the provisions of the County Drainage Manual, and the County Storm Water Ordinance regarding drainage and water quality. The application package indicates that the project plans to implement storm water quality measures.

The County Drainage Manual and Stormwater Ordinance (Ord. No. 5022) require that certain projects construct on-site detention to reduce post-development peak runoff to pre-development levels, and 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. The Land Use Permit application should be submitted with a preliminary drainage report showing general intent to comply with these standards. The site plan should show areas of detention, retention and/or treatment measures to make those facilities part of the project description.

Pedestrian and Bicycle Facilities: The project proposes a network of internal hiking, equestrian, bicycle and pedestrian facilities. DOT would ask these be connected to existing and planned facilities in the Bass Lake Hills Specific Plan.

Since old Country Club Drive is now a dedicated Class 1 Bike Path, the expanded use proposed by this project would require additional improvements to separate motorized vehicular traffic from pedestrians and bicyclists along this route.

Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP): The project would be required to update the PFFP, and pay their fair share of the costs of the PFFP improvements, including (but not limited to) Class 1 Bike Path along Bass Lake Road, and the 100 space park and ride lot conditioned to be constructed by the Bass Lake North project, TM14-1522. DOT strongly recommends the applicant fully investigate the requirements of the PFFP, and how this project could affect those amenities and services.

The following is a list of "Boilerplate, standardized conditions that may be expected on any project of this nature. They are example conditions only, and are subject to change with the actual Land Use Permit application.

PROJECT-SPECIFIC TD CONDITIONS:

1. On-Site Improvements – Construct internal roadways consistent with the approved Site Plan, and Preliminary Grading Plan.

2. **Off-Site Improvements – Collectors and Major Transportation Facilities:**

   Commentary - These are typically mitigation measures identified In the TIS, and may be some distance from the project.

   A. The Project is responsible for design, Plans, Specifications and Estimate (PS&E), utility relocation, right of way acquisition, and construction of improvements to [Road Name / Project Name].

3. **Frontage Improvements:** Construct frontage Improvements along [County Roadway] as shown on the approved Site Plan. Construct a Bike/Ped Shared Use Path along the project frontage to Bass Lake Road and Country Club Drive.

4. **Encroachment Permit(s):** Obtain an encroachment permit(s) from County and construct project roadway(s) to Country Club Drive in accordance with County Std Plan 103C.

5. **Operational Improvements:** Construct left and right turn pockets on Country Club Drive as required in the TIS.

6. **Waiver of Direct Access Rights:** Waive direct access rights to Bass Lake Road and Country Club Drive excepting the approved access points.

7. **Off-site Improvements (Acquisition):** *Commentary – this paragraph is used when off-site right of way acquisition is necessary to construct the project or satisfy the Conditions of Approval.*

   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 of the off-site improvements, prepared by a Civil Engineer.

TD STANDARD CONDITIONS

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

   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).

9. **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, retention, and/or treatment 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 with the final map to ensure construction of individual lot source control measures.

10. **Geotechnical Report:** For any public improvements, prepare and submit a Geotechnical Report with the Project Grading or Improvement plans for review by the County Engineer. Incorporate the findings of the Report into Grading and Improvement Plans. The El Dorado County Grading Design Manual contains standards for content and scope of Geotechnical Reports, however, the County Engineer may require additional or specialized information.

11. **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.

12. **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.

13. **Electronic Documentation:** Upon completion of the required improvements, provide As-Built Plans to the County Engineer in TIFF format, and provide final Drainage and Geotechnical reports, and structural wall calculations to the County Engineer in PDF format.

ENVIRONMENTAL MANAGEMENT DEPARTMENT

http://www.edcgov.us/EMD/

PLACERVILLE OFFICE:
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5300
(530) 626-7130 Fax

LAKE TAHOE OFFICE:
924 B Emerald Bay Road
South Lake Tahoe, CA 96150
(530) 573-3450
(530) 542-3364 Fax

INTEROFFICE MEMORANDUM

TO: **GINA HAMILTON**, Project Planner
EDC Development Services Division

FROM: Environmental Management

SUBJECT: PA 21-0013 TOWN & COUNTRY VILLAGE

DATE: 8/13/2021

CC:

Environmental Management Department staff have reviewed the subject application. The following reflects our concerns and requirements:

Environmental Health (Bryan Vyverberg x5924):

Public sewer and water easements have been granted for the parcels included in this project and are listed on parcel map PM48-80. Public sewer does not appear to be installed and available for these parcels yet. Please describe how drinking water and wastewater disposal will be provided for this project.

El Dorado County sewage ordinances allow for the Environmental Management Department to review and permit septic systems with a capacity of up to 10,000 gallons per day. The California State Water Board is responsible for reviewing and approving the installation of septic systems with a capacity of 10,000 gallons per day or greater. If this project will use a septic system for wastewater disposal, please submit an estimate of the projected daily wastewater flows to determine the agency responsible for permitting this project.

The project will be required to become a small water system, regulated by the EDC Environmental Management Department, if private water wells are used to supply water for the project. A small water system is any water system that has at least 15 service connections or serves water to 25 people at least 60 days out of the year. This step will not be required if potable water for the project is supplied by the El Dorado Irrigation District.

The restaurants for the project will need to undergo a plan review through EMD prior to construction per the California Retail Food Code. Once approval to construct has been granted and the facilities have been built, EMD will issue a health permit to them and conduce bi-annual kitchen inspections.

Hazardous Materials (Mark Moss x6665):

EMD/CUPA Hazmat: No comments at this time, as the project is constructed some the contractors and retails businesses may be subject to reporting their hazardous materials and /or hazardous waste in CERS (California Environmental Reporting System)

Solid Waste Division (Timothy Engle x6587)

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. If after reviewing this information you still have questions, you're welcome to call Environmental Management at (530) 621-5300.

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.

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.

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.

EL DORADO COUNTY
PLANNING & BUILDING DEPARTMENT

Long Range Planning Unit
Housing Community and Economic Development Program
2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: August 20, 2021

To: Gina Hamilton, Project Planner

From: C.J. Freeland, Administrative Analyst II
Housing, Community and Economic Development Programs

Subject: PA21-0013 – THE TOWN & COUNTRY VILLAGE (Mixed Use)

The location of the proposed project (PA21-0013 – THE TOWN & COUNTRY VILLAGE) has been identified as a prime, high opportunity area to include affordable residential work-force housing and/or mixed-use commercial and residential development due to the proposed project site proximity to amenities such as schools, transportation, employment, medical, recreation and retail services. Therefore, it is recommended that the projects final conditions of approval require at least 10% of the units to be developed as affordable to moderate and/or low income households.

This can be accomplished in a number of ways; through designation of the affordable units to an affordable housing developer who would provide rental housing and/or as "for sale" units to households earning the 50% to 120% of area median income.

General Plan Policies HO-1.6, HO-1.7, HO-1.16 and HO-1.18 require the County to encourage applicants to offer a portion of their developments as affordable. Should the project be approved with a portion of the units to be set aside as affordable, staff would work with the applicant to identify any potential funding opportunities that may assist in the development of the affordable units. For example, should the applicant wish to set aside 20% of the units as affordable, the project may be eligible for fee deferrals under Board Policy B-14 in addition to receiving priority fast track processing for the review process. A complete list of funding opportunities along with incentives for including affordable units may be obtained by contacting the Housing, Community and Economic Development Program at 530-621-5159

An affordable housing plan and agreement is required should affordable units become a condition of the project. Staff, upon request, can provide a draft agreement to the applicant. Proposed language for the condition to include affordable units is as follows:

AFFORDABLE HOUSING PROJECT SPECIFIC CONDITIONS

1.At least ten percent (10%) of the total units shall be designated as affordable housing for families of moderate to low income. Income levels are defined as those households earning between 50 to 120 percent of the median family income as established for El Dorado County. Deed restrictions for these specific units shall be recorded prior to approval of the final map.

2.An affordable housing plan, to include but not be limited to financing arrangements, monitoring program and 20-year deed restrictions shall be established by the applicant through a Developer's Agreement with the County of El Dorado. A copy of the affordable housing plan shall be submitted to Planning Services prior to final occupancy of the first multifamily unit.

If you or the applicant would like additional information, please do not hesitate to contact me by calling (530) 621-5159 or send email to Cynthia.freeland@edcgov.us.

Thank you for the opportunity to respond.

Gina Hamilton <gina.hamilton@edcgov.us>

Project for Review & Comment - PA21-0013 - THE TOWN & COUNTRY VILLAGE

Amy Phillips <amy.phillips@edcgov.us> Mon, Jul 19, 2021 at 10:51 AM
To: Gina Hamilton <gina.hamilton@edcgov.us>

Hi Gina,

The County is subject to the State of CA Phase II MS4 Permit and thus the County's post construction water quality requirements follow those outlined in that Permit in Section E.12. Projects typically qualify as a "Regulated" project under the MS4 Permit / West Slope Development and Redevelopment Standards and Post Construction Stormwater Plan Requirements if improvements (i.e., parking lots, rooftops, driveways, etc.) create or replace 5,000 sf or more of impervious surface. Regulated Projects are required to provide treatment of stormwater from the 85th percentile/24-hour storm event prior to the water leaving the site or entering a waterbody. Additional Hydromodification requirements may be required as well. Submittal requirements for Regulated and Hydromodification projects are provided here.

We would be happy to answer any questions.

Thank you,
[Quoted text hidden]
--
Amy A. Phillips, CPSWQ, CPESC, QSD
Storm Water Coordinator - West Slope

County of El Dorado
Tahoe Planning and Stormwater Division
2850 Fairlane Court, Placerville, CA 95667
(530) 621-5921
amy.phillips@edcgov.us

August 13, 2021

Gina Hamilton, Senior Planner
El Dorado County Planning and Building Department
Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

RE: **J-6 PRE-APPLICATION REQUEST FOR A SPECIFIC PLAN AMENDMENT FOR THE TOWN & COUNTRY VILLAGE EL DORADO** *(PA21-0013; Josh Pane /M.H. Mohanna/ASHA LLC/CTA Engineering & Surveying/Glabe + Taylor Architecture)*

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the request to review and comment on the above referenced project. Below are comments and conditions to be addressed.

COUNTY ZONING FOR RESIDENTIAL PER PROJECT APPLICATION

The J-6 Project Pre-application indicates a Specific Plan amendment to convert 80 acres of Low Density Residential to Mixed Use, Commercial/Resort/Lodging, Residential Townhomes and Residential Cottages, Senior Housing, Commercial Main Street Neighborhood Retail/Services, and Memorial Park.

PARKLAND DEDICATION & IMPACT FEE REQUIREMENTS

District Policy 6110.10
All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay fees in lieu thereof (Quimby), or by District Board authorization, follow a combination of these alternatives.

Application of all Parkland Dedication requirements shall follow the El Dorado County Subdivision Ordinance and be consistent with the project.

The below provides the requirements for project development related to acceptable parklands:

PARKLAND DEDICATION AND DEVELOPMENT STANDARDS

District Policy 6110.10
Park dedication amounts shall be determined as a result of calculation based on the legislated rate of 5 acres per 1000 population project yield. Population is calculated at the rate of 3.3 persons for single family subdivisions and 2.8 for multi-family subdivisions on a per parcel basis.

District Policy 6110.20
As an alternative to parkland dedication, where Quimby fees are paid in lieu of land dedication; the sum owed shall be determined by District staff by consulting with the County Assessor's Office, County Planning Department and/or an approved private appraiser, as authorized by ordinance.

District Policy 6110.30
The amount of park land to be dedicated shall be calculated on the basis of the subdivision's dwelling unit yield as determined from the approved tentative map or the final map should the yield increase. Also per District Policy 6110.40, staff shall inspect and evaluate all proposed park land dedications to determine suitability of the subdivider's offering. The District will confer jointly with the County to determine the amount of park land to be dedicated within the subdivision and its most suitable location.

LAND SUITABLE FOR PARKLAND DEDICATION

District Policy 6110.60
Land suitable for dedication as an active recreation site (park land) shall include the following important elements to take into consideration:

- Minimum desirable park site size is normally three (3) acres for purposes of economical maintenance and procuring adequate land for the development of multi-purpose fields.

- Active recreational pursuits, such as team field sports, game courts, and activity buildings require predominantly level land, 2% slope. Land with a greater slope, up to 20% of the site, may be acceptable where it has utility for picnicking or other passive recreation activities and when it complements usable park area (2% slope) or when it appears consistent with uses proposed for a special purpose park site. All parks improved for active recreation purposes (i.e., ball fields, hard courts, etc.) shall be graded to a maximum 2% slope within areas proposed for such uses.

- Site shall be free and clear of surface and overhead utility line easements which contain design, maintenance or operation constraints or place the public at unreasonable risk. Where easements unavoidably occur, only those compatible to the intended active recreation development, will be allowed for consideration as an acceptable dedication.

- A neighborhood park, to the extent practicable, shall be centrally located within its residential service area and easily accessed by pedestrian or light vehicular traffic. Typical amenities include children's play apparatus, hard court, a multi-purpose turfed area and suitable landscaping.

- Village/area parks shall generally provide recreation facilities needful by a larger community segment. These may be located on more significant transportation routes and shall furnish adequate parking. Ample hard courts, including tennis, larger field areas, group picnic facilities and a larger, more complex play apparatus for children, is customary.

- Drainage courses, or dedications near or adjacent to hazardous or noxious material's sites are not acceptable. Flood plains are generally not accepted, unless the site's potential risk's are fully mitigated at the subdivider's risk and expense.

Private parks (neighborhood parks behind development gates) are eligible for a portion of parkland credit per County Subdivision Ordinance and District policy, and are not eligible for park impact fee reduction, as the park impact fee imposed is for public parks, not private parks.

COMMUNITY FACILITIES DISTRICT (CFD)

As a Condition of Approval, prior to the approval of the project's Final Map, annexation into the following Community Facilities Districts (CFDs) is required:

Bass Lake Hills Specific Plan ("BLHSP") CFD 2018-01

Annexation into the BLHSP CFD 2018-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of Bass Lake Hills Specific Plan parks, trails and pathways, open space, landscaping, lighting and other common/public areas owned/maintained by the District. The applicant shall also coordinate with the District in forming a component of CFD 2018-01 which will serve as a back-up funding mechanism ("Shell") to the Homeowner's Association ("HOA") for the maintenance and operation of landscaping, streetscape, lighting, fencing, trails, walkways, signage, soundwalls, entry, monuments, private recreation facilities, and other common or public areas. Developer to pay all annexation costs.

El Dorado Hills Community Services District Master CFD 2019-01

Annexation into the District's Master CFD 2019-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of future parks, trails and pathways, open space, landscaping, lighting and other common or public areas owned/maintained by the District within the District's service boundary.

For complete District Policy guidelines, please see Policy Guide Services 6000 – Facility Development on our website at www.eldoradohillscsd.org/about/administration-finance.html

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3236.

Best regards,

Tauni Fessler

Tauni Fessler
Principal Planner
El Dorado Hills Community Services District

cc: Josh Pane

Gina Hamilton <gina.hamilton@edcgov.us>

Project for Review & Comment - PA21-0013 - THE TOWN & COUNTRY VILLAGE

Brink, Mike <mbrink@eid.org> Fri, Jul 16, 2021 at 3:02 PM
To: Gina Hamilton <gina.hamilton@edcgov.us>
Cc: Mailbox - services <services@eid.org>

Gina H –

See below related to EID.

Mike Brink, PE

EID Supervising Engineer

(530) 642-4054

From: Holland, Kimberly <kholland@eid.org>
Sent: Friday, July 16, 2021 2:46 PM
To: Baron, Michael <mbaron@eid.org>; Brink, Mike <mbrink@eid.org>; Dawson, Elizabeth <edawson@eid.org>; Deason, Brian <bdeason@eid.org>; Dinsdale, Aaron <adinsdale@eid.org>; Holland, Kimberly <kholland@eid.org>; Mackay, Marc <mmackay@eid.org>; Pike, Georgina <gpike@eid.org>; Venable, Doug <dvenable@eid.org>; Wolf, Jan <jwolf@eid.org>
Subject: FW: Project for Review & Comment - PA21-0013 - THE TOWN & COUNTRY VILLAGE

Good a. ernoon Everyone,

A ached you will find the Ini al Consulta on for The Town & Country Village. All four parcels listed would need to be annexed into the district and a line extension would be needed.

Let me know if you have any ques ons.

Happy Friday!

Kimberly Holland

Development Services

(530) 642-4028

Please mail all payments and correspondence to 2890 Mosquito Rd Placerville, Ca 95667

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Initial Consultation Letter_PA21-0013.pdf
220K

Gina Hamilton <gina.hamilton@edcgov.us>

TAC Meeting Agenda for August 23, 2021

Brink, Mike <mbrink@eid.org> Tue, Aug 10, 2021 at 8:32 AM
To: Gina Hamilton <gina.hamilton@edcgov.us>

Gina –

All these APNs would need to annex into EID's service area in order to obtain EID service. LAFCO will need the cer fied EIR before they will consider annexa on. A. er LAFCO condi onally approves, EID's Board will consider the annexa on. After that, the USBR must also approve the annexa on since the parcels are within the area that can be served by Folsom Lake. EID has not received a Facility Improvement Le er applica on. Extensive offsite sewer would be required to serve the parcels. Water main extensions would also be required.

Please let me know if any ques ons. EID does not plan to a end this TAC mee ng.

Mike Brink, PE

EID Supervising Engineer

(530) 642-4054

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08-23-2021 TAC AGENDA.pdf
397K

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

VIA EMAIL

August 13, 2021

Gina Hamilton
Project Planner
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

RE: PA21-0013 – THE TOWN & COUNTRY VILLAGE (Josh Pane/M.H. Mohanna/ASHA LLC/CTA Engineering & Surveying/Glabe + Taylor Architecture)

Dear Ms. Hamilton:

Thank you for the opportunity to review and provide comments on the above Pre-Application request to amend the Bass Lake Hills Specific Plan. LAFCO's State mandated role is to promote orderly growth and development and to encourage efficient service areas for local service providers. To that end, LAFCO has reviewed the information relating to this project and would like to comment on the proposed eventual development.

As you may be aware, APNs 119-080-012, 119-080-017, 119-080-021, and 119-080-023 are not within the boundaries of the El Dorado Irrigation District (EID); however, the parcels are within EID's sphere of influence. The parcels will require LAFCO approval for annexation into EID prior to receiving water and/or sewer services from the District.

LAFCO will request that annexation into EID be included as a required condition of approval for this project when it is formally submitted. Annexation would occur after the County's approval process; please ensure the applicant is aware of this future requirement and advise the applicant to contact LAFCO staff near the end of the County's approval process to schedule a pre-application meeting.

Since the above project will require LAFCO involvement for a future boundary change, and LAFCO will also require an environmental review for the application, it is in the best interest of the applicant and all involved parties if one CEQA document is prepared that covers all of the necessary processes.

COMMISSIONERS
Public Member: Michael Powell • Alternate Public Member: Holly Morrison
City Members: Cody Bass, Jackie Neau • Alternate City Member: Patricia "Patty" Borelli
County Members: John Hidahl, Wendy Thomas • Alternate County Member: George Turnboo
Special District Members: Brian Veerkamp, Vacant • Alternate Special District Member: Michael Saunders
STAFF
Erica Sanchez, Interim Executive Officer
Malathy Subramanian, Commission Counsel

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

July 20, 2021

Gina Hamilton
County of El Dorado Planning and Building
2850 Fairlane Court
Placerville, CA 95667

Ref: Gas and Electric Transmission and Distribution

Dear Gina Hamilton,

Thank you for submitting the PA21-0013 Town & Country Village plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.

2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management

Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf

1. Standby Inspection: A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.

2. Access: At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

3. Wheel Loads: To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. Grading: PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.

5. Excavating: Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch

wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [24/2 + 24 + 36/2 = 54] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible (90° +/- 15°). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line ‘kicker blocks’, storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E’s ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4’) in height at maturity may be planted within the easement area.

11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.

Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING."**

2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.

3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&'s facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.

4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.

6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.

7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

Pacific Gas and Electric Company

Plan Review Team
Land Management

PGEPlanReview@pge.com

6111 Bollinger Canyon Road 3370A
San Ramon, CA 94583

August 11, 2021

Gina Hamilton
County of El Dorado Planning and Building
2850 Fairlane Court
Placerville, CA 95667

Re: PA21-0013 Town & Country Village
City Lights Drive, El Dorado Hills, CA

Dear Gina Hamilton,

Thank you for giving us the opportunity to review the subject plans. The proposed Town & Country Village (PA21-0013) is within the same vicinity of PG&E's existing facilities that impact these properties.

PG&E operates electric transmission and distribution facilities within easements on these properties. Please provide additional documentation and site plans of the proposed development for the Company to review.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at alexa.gardea@pge.com.

Sincerely,

alexa gardea

Alexa Gardea
Land Management
916-760-5738

8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (https://www.dir.ca.gov/Title8/sb5g2.html), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

LAFCO respectfully requests that the project description include annexation into EID for water and/or wastewater services, and that the Initial Study and subsequent environmental document include the following:

Water Supply, Pumping and Treatment Facilities: A detailed analysis of all existing and planned on-site and off-site water facilities required for this project. A discussion of the potential water supply impacts that may occur as a result of the project, including how much water would be required to adequately serve this project, whether that water is currently projected to be available, the existing infrastructure that will be used to deliver service; the location, size and capacity of existing infrastructure, and how this water requirement will affect the overall water supply for the service area. The same scope of discussion should occur in regards to local pumping and treatment facilities: the location and size of the existing infrastructure of the nearest water treatment facility; whether it has the capacity to serve the proposed project; or whether additional infrastructure will be required for pumping the water to the project site.

Water Quality/Wastewater Treatment Issues: A detailed analysis of all existing and planned on-site and off-site sewer facilities required for this project. The same scope of discussion and analysis for water issues should also be included for sewer treatment issues.

Fire and Emergency Medical Services: The proposed development's impact on fire and emergency services, including a discussion on the impacts on existing facilities and financial implications to the service providers.

Regional Housing Needs Allocation Goals: Identify the income category housing that the proposed development will provide and how that fits into the County's Regional Housing Needs Allocation target goals for housing allocations in the very low, low, moderate, and above moderate-income categories.

In addition, please continue to ensure that LAFCO is on the distribution list for any project notices, hearings, or decisions as this project moves through the County's approval process. Once again, we thank you for giving LAFCO the opportunity to comment and we look forward to receiving additional materials in the future.

I can be contacted at (530) 295-2707 if you have any questions.

Sincerely,

Erica Sanchez

Erica Sanchez
LAFCO Interim Executive Officer

130.40.180 Mixed Use Development

A. **Applicability.** Residential development may occur with the commercial development allowed in Chapter 130.22 (Commercial Zones) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title under the use matrices for the zones. Commercial development may occur with residential development allowed in Chapter 130.24 (Residential Zones) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title.

B. **General Requirements.** The following requirements shall apply to all mixed use development projects:

1. Commercial and residential uses shall be complementary and mutually supportive of each other and shall be integrated into the community or neighborhood where the development is located.

2. The residential component shall be allowed on separate lots within the development.

3. The residential component may include a full range of single-unit and/or multi-unit residential design concepts.

4. On commercially zoned land, the residential component shall be constructed concurrently with or following construction of the commercial component of the project site. On RM zoned land, timing provisions shall not apply.

5. Mixed use development projects may be phased.

6. Mixed use development may include live/work units. A live/work unit is defined as a single unit consisting of both a commercial/office and a residence that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

7. Mixed use development projects in Community Regions shall require one of the following planning permits:

    a. Projects designed consistent with the Mixed Use Design Manual, adopted by the Board on December 15, 2015 and reformatted on April 24, 2018 (Resolution 197-2015) shall require a Design Review Permit consistent with Section 130.52.030 (Design Review Permit) in Article 5 (Planning Permit Processing) of this Title.
    b. All other mixed use projects shall require a Development Plan Permit consistent with Section 130.52.040 (Development Plan Permit) in Article 5 (Planning Permit Processing) of this Title.

8. Mixed use development projects in Rural Centers or the Rural Region shall be encouraged to comply with the standards and guidelines found in the adopted Mixed Use Design Manual.

C. **Development Standards.**

1. At least 30 percent of the gross floor area of the mixed use development project shall be devoted to commercial uses. "Gross floor area" as used within this Section does not include inner courtyards and exterior stairwells or balconies.

2. The maximum density for the residential use component shall be 20 dwelling units per acre in Community Regions and 10 dwelling units per acre in Rural Centers or developments without a public sewer connection.

3. Minimum residential dwelling unit area shall comply with the building code.

4. The gross floor area of commercial use in a mixed use development on RM zoned land shall not exceed 15 percent of the gross floor area of the project.

5. Setbacks: Notwithstanding Sections 130.22.030 (Commercial Zone Development Standards) and 130.24.030 (Residential Zone Development Standards) in Article 2 (Zones, Allowed Uses, and Zoning Standards) of this Title, front setbacks for mixed use development projects shall be as follows:

Table 130.40.180.1 – Front Setbacks for Mixed Use Development

Street Classification	**Minimum (in feet)**	**Maximum (in feet)**
Major 2-lane Road – Community Region	0	10
Major 2-lane Road – Rural Center and Rural Region	0	5
Local Road	0	5

Mixed use buildings shall have no minimum side and rear setbacks if the building has a fireproof wall with no openings that meets all building and fire code requirements. Otherwise, side and rear setbacks shall be a minimum of five feet.

6. Parking shall be subject to the requirements in Chapter 130.35 (Parking and Loading) and Chapter 130.33 (Landscaping Standards) in Article 3 (Site Planning and Project Design Standards) of this Title. Notwithstanding the requirements of Chapter 130.35 (Parking and Loading), parking shall be required as follows:

Table 130.40.180.2 – Parking Requirements

Use type	Minimum standard
Accessory dwelling unit	none
Commercial use	1 space/400 square feet 3 bicycle parking spaces per 2,000 square feet of building space
Civic use	1 space/400 square feet
Industrial use (limited to commercial zone provisions)	1 space/500 square feet 3 bicycle parking spaces per 2,000 square feet of building space
Residential use	1 space/dwelling unit
Live/work	1 space/dwelling unit, plus the lesser of 1 space/400 SF or 1 space for each non-resident employee

a. On-street parking spaces located within 400 feet of the project may be credited to meet up to 50 percent of the minimum required off-street parking spaces. On-street parking allowed by this provision shall not be counted toward the maximum amount of parking allowed.

b. The Director may reduce the minimum off street parking requirements by up to 100 percent for mixed-use projects meeting at least one of the following requirements:

i. The project is sited within one-quarter mile of a public or private parking lot that can accommodate the off-street requirements.

ii. The project developer or owner contributes into a "public parking lot development fund" based upon the number of required off-street parking spaces.

7. On-site pedestrian walkways or sidewalks connecting the residential and commercial components, as well as connecting to adjacent commercial, residential, and civic uses, shall be provided for pedestrian safety.

D. **Findings.** To assure the proposed development meets the intent of this Section for mixed use development the following findings shall be made prior to approving a mixed use project:

1. The development contains complementary and connected uses that are mutually supportive of each use, provides a significant functional interrelationship, and are integrated into the community or neighborhood it is located.

2. The development creates an appropriate internal and external human scale, and provides for pedestrian comfort and amenities.

3. The development is an integrated project as to land use, building design, and site layout, with a coherent physical design.

130.40.190 Mobile/Manufactured Homes

A. **Applicability.** A mobile or manufactured home (hereinafter referred to as "mobile home") or a recreational vehicle (RV) may be allowed for temporary or permanent use in compliance with the provisions of Chapter 110.64 (Mobile Home Regulations) of Title 110 (Buildings and Construction) of the County Code of Ordinances, the development standards of the zone, and the provisions of this Section.

B. **Permit Requirements.**

1. **Residential Dwellings.** In all zones which permit detached, single-unit residential dwellings by right, the permanent placement of mobile homes as primary and/or secondary dwellings shall be allowed by right.

2. **Temporary While Constructing.** One mobile home or recreational vehicle may be placed on a lot for the purpose of habitation during the construction of a permitted primary dwelling or during major repair of a damaged dwelling that is uninhabitable. A temporary occupancy permit shall be obtained from Building Services for the mobile home or recreational vehicle, and an active building permit must remain in effect for the primary dwelling.

3. **Hardship Purposes.** One temporary mobile home may be allowed on a lot measuring one acre or larger, in compliance with permit requirements under Section 130.52.050 (Temporary Mobile Home Permit) in Article 5 (Planning Permit Processing) of this Title only when there is an existing primary dwelling and the temporary mobile home is for the following uses:

a. To provide temporary housing or shelter for the owner or members of the household and/or to allow for in-home care of household members who reside on the lot.

b. To provide caretaker assistance to the elderly or disabled homeowner(s) in their personal care and/or protection of their property. The elderly or disabled homeowner(s) must reside in the primary or secondary dwelling. Under this Section, "elderly" shall mean a person 62 years of age or older.

Exhibit K

COUNTY OF EL DORADO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject:	Policy Number:	Page Number:
GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	J-6	1 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

I. PURPOSE

The purpose of this Policy is to:

A. Ensure that applicants are informed of the potential concerns and risks associated with privately initiated General Plan Amendments, including Specific Plan Amendments and new Specific Plans that would result in increasing allowable density by 50 or more dwelling units.

B. Assist the County Board of Supervisors in determining whether a proposed change to the General Plan furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.

C. Provide for early public knowledge and involvement in the General Plan Amendment initiation process.

D. Specify the manner in which amendments to the El Dorado County General Plan, including Specific Plan Amendments and new Specific Plans 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).

E. Provide the framework for applicants to follow when voluntarily requesting a Conceptual Review before the Planning Commission or the Board of Supervisors for any development project pursuant to Section 130.51.090 of the County's Zoning Ordinance.

This review process will result in neither approval nor denial of the proposed project. The 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 Initiation Hearing/Conceptual Review process.

II. POLICY

A. Any privately-initiated application to amend the General Plan, including Specific Plan Amendments and new Specific Plans (herein collectively referred to as "Applications") proposing to increase allowable residential densities by 50 or more dwelling units shall require an Initiation Hearing before the Board of Supervisors. The Initiation Hearing is the first point of consideration by a decision maker and is intentionally limited in scope. The hearing shall focus on a high-level policy assessment of how well the proposed application furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.

B. This Policy shall apply only to applications submitted after the effective date of this Policy.

Subject:	Policy Number:	Page Number:
GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	J-6	2 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

III. PROCEDURE

A. Applicants shall submit a complete application to the Planning and Building Department. 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 amendment, or new Specific Plan including a discussion of the elements and policies to be amended, the reasons for the amendment, and how the amendment meets the Criteria listed below;

2. Vicinity and Location Maps;

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

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

B. Once staff has determined the application is complete, a staff report shall be prepared and the application shall be referred to the Board of Supervisors for a hearing to evaluate whether the application meets 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 shall be provided in accordance with and as outlined in County of El Dorado Zoning Ordinance Section 130.51.050 Public Notice Requirements and Procedures. Public Notice range to be determined by Department Director with a minimum range of a half (1/2) mile. 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.

C. An application shall be evaluated to determine how well it meets the following Criteria:

1. The proposed application is consistent with the goals and objectives of the General Plan, and/or County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation 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 proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design. This can be achieved by meeting 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 earning at or below 120% of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.

   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.

D. Additional considerations for discussion may include, but not be limited to:

   1. Level and diversity of community support and opposition;

   2. Appropriateness of the proposed size, density and boundary of the project site;

   3. Provision of additional benefit to the community;

   4. Provision of public facilities;

   5. Potential environmental effects; and

   6. Future potential zoning and allowed uses.

   7. Special consideration to be given to projects within high fire zone areas.

E. 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, to comply with changes in state or federal law, or that propose to increase allowable density/intensity by less than 50 dwelling units are exempt from the provisions of this Policy.

IV. RESPONSIBLE DEPARTMENT

Planning and Building Department
Department of Transportation

V. DATES (ADOPTED, REVISED, NEXT REVIEW)

Originally Adopted:	12/10/2013		
Last Revision:	10/06/2020	**Next Review:**	10/06/2023