



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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BUILDING

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PLANNING

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April 24, 2024

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

PA24-0004 – Bass Lake Family Apartments (Jose J. Lujano, Project Manager, Affirmed Housing Group/ Dahlin Engineering): A Pre-Application for Bass Lake Family Apartments, an affordable housing project that seeks to utilize SB 330 and AB 2011 to provide 100% affordable housing project comprised of 126 apartments with 124 of the apartments reserved for low-income households and two (2) manager's units. The project includes five (5) buildings totaling 122,508 sq. ft. The proposed project is 100% affordable and eligible for Density Bonus Concessions. The Applicant requests a concession to allow 0% commercial floor area (GFA), whereas a minimum of 30% GFA is typically required as a commercial use in the Commercial Zones. The proposed project would be eligible for up to an 80% Density Bonus. The Applicant requests a +/- 25% Density Bonus. The project includes landscaping and 170 parking spaces. The property, identified by Assessor's Parcel Number 115-410-011, consists of 5.27 acres, and is located on the southwest side of Green Valley Road & Bass Lake Road approximately 49.9 feet north of the intersection with Foxmore Lane, **in the Rescue area Supervisorial District 2.**

Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.

Login or create an account to review DRAFT project documentation online:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Review and comment by your agency is requested to identify your concerns to be considered by the County during our environmental review to mitigate impacts, develop conditions of approval, and/or modify the project. Your agency's written responses must be received by the Planning Services **no later than May 23, 2024.** If we do not receive written correspondence from your agency by that date, we will assume your agency has no comment and your agency's concerns may not be reflected in our recommendations.

The Technical Advisory Committee (TAC) will meet on June 3, 2024 to take one or more of the following actions; 1) Make an environmental determination, 2) Identify additional information needs; 3) Determine final project conditions and/or, 4) Confirm the public hearing date. TAC Meetings are currently being held remotely via Zoom and in person at 2850 Fairlane Court Building C, Placerville, CA 95667 in the TAC Conference Room. County Planners processing agendized applications organize individual TAC meetings. If you have questions about an item on the TAC agenda, please contact the County Planner listed below. **Please call this office or the County Planner listed below one week prior to the meeting for the scheduled time.** Technical Advisory Committee meetings are for agency discussion with the applicant and/or agent only. Other interested individuals may obtain project information by contacting the project planner.

If you have questions or need additional information, please call Planning Services office at (530) 621-5355.

EL DORADO COUNTY PLANNING SERVICES

County Planner: Bianca Dinkler, (530) 621-5875

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BLD/rj

cc:

Building Services
Environmental Management
DOT – Transportation Division
Cameron Park Design Review Committee
Air Quality Management Dist
Assessor’s Office
El Dorado County Office of Education
Parks & Trails (El Dorado County)
Sheriff’s Office (El Dorado County)
Stormwater (El Dorado County)
Surveyor’s Office (El Dorado County)
Cameron Park Fire Protection District
El Dorado County Fire Protection District
El Dorado County Housing Authority
El Dorado County Emergency Services Authority
Rescue Union School District
State of CA – Housing & Community Dev.
El Dorado County Transit Authority
Cameron Park Airport
PG&E
El Dorado Irrigation District