

County of El Dorado
Traffic Impact Mitigation (TIM) Fee
Offset Program for Developments
With Affordable Housing
Application

SECTION 1 – APPLICATION SUMMARY

Project Name: Country Club Multifamily
 Project Location: Cameron Park
 Project Address (if unavailable - parcel #): 2546 + 2556 Country Club Dr.
 Developer Name: Merlin + Ann Leu
 Developer Address: 2120 W Green Springs Rd El Dorado Hills, CA 95762
 Contact Name: Ann Leu
 Phone: (916) 933 - 6050 Fax: (916) 933 - 4999 916 496-2594 cell
 Email Address: ann.leu@1stcall.net
 Anticipated date of project completion: April 2009

TOTAL PROJECT COST \$ 4.0 million

TIM FEE OFFSET REQUEST Total Offset \$ 275,000 Per Unit Offset \$ 17,187.50

Total Number of Units 16
 Number of Low & Moderate Income Households 16
 Total Estimated Cost/Unit \$ 250,000
 TIM Fee Offset (per unit) \$ 17,187.50

2008 HUD Income Limits		1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Extremely Low Income	<u>30%</u>	\$14,900	\$17,050	\$19,150	\$21,300	\$23,000	\$24,700
Very Low Income	<u>50%</u>	\$24,850	\$28,400	\$31,950	\$35,500	\$38,350	\$41,200
Low Income	<u>80%</u>	\$39,750	\$45,450	\$51,100	\$56,800	\$61,350	\$65,900
Moderate Income	80% to 120%	\$59,600	\$68,200	\$76,700	\$85,200	\$92,000	\$98,800

Median Income for El Dorado County (family of 4) \$71,000 effective 2/13/2008

Note: HUD Income Limits change annually. Visit <http://www.huduser.org/datasets/il.html> or <http://www.hcd.ca.gov/hpd/hrc/state/incNote.html> for current limits.

PROJECT TYPE

- Ownership Housing

____ Ownership Units

- Rental Housing

16 Rental Units

- Second Dwelling Units

____ New Construction of Second Units in a New Subdivision

____ New Construction of Second Units on an existing homeowners property

DEVELOPER INFORMATION CHECKLIST

Please mark one and include all listed information when you submit the application:

Not-For-Profit Organization

- evidence of 501(c)(3) or 501(c)(4) status
- articles of incorporation and by-laws
- certified financial statement (or recent certified audit)

Private For-Profit Organizations

- certified financial statement
- nature of ownership entity:
 - partnership - evidence of current ownership percentages of partners
 - sole proprietorship
 - corporation
 - if a corporation, Articles of Incorporation and by-laws; if a partnership, Partnership Agreement and, if applicable, Certificate of Limited Partnership

Private Homeowner

- evidence of current ownership

SECTION 2 – CERTIFICATION

The undersigned, hereby certifies that the information contained herein is true to the best of the undersigned's knowledge and belief. Falsification of information supplied in this Application may disqualify the Project from a TIM fee Offset. The information given by the Applicant may be subject to verification by the El Dorado County Human Services Department. Submission of this Application shall be deemed an authorization to the County to undertake such investigations, as it deems necessary to determine the accuracy of this Application and the appropriateness of providing a County TIM fee Offset to the project. If any information changes after submission of this Application the undersigned agrees to notify the County immediately. In addition, any change in scope of proposal and/or costs must be reported to the County immediately.

The undersigned also agrees that any commitment by the County to provide TIM Fee Offsets that may be forthcoming from this Application is conditioned by the El Dorado County Advisory Committee's TIM Fee Offset Criteria, and the Applicant's continued compliance with those guidelines.

The undersigned also hereby certifies that the governing body of the Applicant has formally authorized the undersigned to execute the documents necessary to make this Application.

Legal Name of Applicant: Ann. L. Leu
Signature: 
Name: (please type) Ann L. Leu
Title: Owner/Developer
Date: 7/15/08.

SECTION 3 – PROJECT/PROGRAM NARRATIVE

1. Completed Pre-Application Review: The applicant will need to complete Planning Services' Pre-Application process in order to be eligible for funding. (Waived for homeowner building individual second dwelling unit on primary residential property)
2. Project Summary: Provide a short summary of the project. Include the project name, developer, project location, number of units, number of accessible and visitable units, total project costs, and amount of Offset requested.
3. Project Description: Describe the type of project and scope of activity being proposed, indicating:
 - Type of housing being developed (new construction, rental or homeownership)
 - Unit size and number of units in each bedroom size
 - Population to be served by this development, including an estimate of the number of housing units to be sold or rented to each of the following income groups:
 - Household income below 50% of the area median
 - Household income 50%-80% of the area median
 - Household income 80%-120% of the area median
 - Applicants must provide estimates based on these income categories.
 - If the project proposed will serve a population with special housing needs, for example senior/disabled, describe the services to be offered to the residents and the funding sources for these services.
 - Street address and zip code of each property in the project.
 - Current ownership of each property.
 - Current zoning, use and occupancy status on the site.
 - Site control, including documentation of options to lease or buy.
 - Description of completed properties (house type, square footage, number of bedrooms and bathrooms, parking, lot size, etc.) Please provide renderings, site plans and floors plans if available.
4. Location Map of parcel(s): Provide maps of the site plan and location of the project.
5. Financing Plan (Request for TIM Fee Offset): Include a budget which identifies anticipated development and other costs for the project including potential funding sources.
6. Timetable: Identify key benchmarks for project development, including financing, predevelopment activities construction start, construction end, and leasing or sales. Describe the timeline for using the TIM Fee offsets should they be granted and how the timeline may or may not match up to the issuance of building permits for a project already approved but not built.
7. Developer Team Description: Provide the business name, the primary contact person, street address, telephone number, fax number, and email address for each Developer team member consisting of at least the Developer, Architect, Property Manager and Social Service Provider, if applicable. Please also include the name and number for the Developer's project manager.

TIM Fee Offset Application
Section 3

PROJECT SUMMARY

The name of this project is Country Club Multifamily. It will consist of sixteen 2 story units of 3 bedroom, 2 1/2 bathroom with single car garage and fenced yard. There will be one visitable unit on each lot. It is expected that the total project cost, including land will be approximately \$3.8 million. In order to make this a feasible project, a TIM fee offset of \$274,000 is being requested. This is a larger number than that obtained by pure calculation, based upon the affordability projected. However, we believe that it is justified because of the proximity of this project to schools, parks, library, retail and the Community Center, allowing easy access to these amenities by walking or bicycle. Access to Hwy 50 is within 0.5 miles, minimizing travel on surface streets.

The type of housing being developed is new construction of 16 units, on two lots on Country Club Drive in Cameron Park. The addresses are 2546 and 2556 Country Club Drive, Cameron Park, 95682. There will be eight units on each lot, consisting of two fourplexes on Lot 35 and one fourplex and two duplexes on Lot 36.

Six of the units will be rented to individuals with a household income of between 50% and 80% of the area median. The remaining ten units will be rented to those with an income of between 80%-120% of the area median.

Both properties have been owned by the Leu Family Trust since December 10, 2007.

The two lots are currently vacant and are zoned R2-DC. A location map is attached.

Financing will be provided by United Commercial Bank, a lender that the principals have worked with for over 15 years on various projects in El Dorado, Placer and Sacramento Counties. Additional cash infusion to the project will be provided from the pending sales of existing investment properties.

The completed project will consist of three fourplexes and two duplexes, each unit being 3 bedroom, 2 1/2 bathroom, with single car garage. Each unit will have a fenced rear yard with patio. Landscaping will consist of drought tolerant plants, using native vegetation and other plantings appropriate to the location. Existing tree canopy at the perimeter of the property will be retained. There will be parking spaces adequate to provide two per unit, not counting the garage. Access to the site will be from a single common driveway off of Country Club Drive. The total acreage is 1.33 acre.

It is expected that the project will be ready to submit by the end of August. The building plans are already master planned and available for permitting, once the project is approved. Build out will take 6-8 months, depending upon the ability to complete grading prior to the rainy season. Based upon a similar project, just completed on Estepa

Drive (also in Cameron Park), leasing should be completed within two months after end of construction.

The development team consists of Merlin, Ann and Todd Leu, principals of Leu Enterprises Custom Homes, Inc., builder of many custom homes and multifamily projects in El Dorado County since 1984.

Developer: Merlin, Ann and Todd Leu
2120 W Green Springs Road
El Dorado Hills, CA 95762
916 933-6050 office; 916 933-4999 fax
leuent@aol.com

Project Manager: Todd Leu
916 496-2594

Architect: John Sutton

Property Manager: 1st Call Property Management
Ann Leu
2222 Francisco Dr., Suite 510-196
El Dorado Hills, CA 95762
916 496-2594; 916 933-4999 fax
Ann.leu@1stcall.net

SECTION 5 – PROJECT DEVELOPMENT TEAM

Complete the following information for each proposed development. If this project is a co-venture please list the co-partner and/or the owner organization:

1a. Co-Partner _____

Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

1b. Owner: Leu Family Trust Merlin Leu & Ann Leu

Contact: Ann Leu
Address: 2120 W Green Springs Rd El Dorado Hills, CA 95762
E-Mail Address: ann.leu@1stcall.net
Phone: (916) 933-6050 FAX: (916) 933-4999

2. Attorney: _____

Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

3. Contractor: 1st Call Construction

Contact: Todd Leu
Address: 2222 Francisco Dr, El Dorado Hills, CA 95762
E-Mail Address: ann.leu@1stcall.net
Phone: (916) 496-2573 FAX: (916) 933-4999

4. Architect: John Sutton

Contact: _____
Address: 2746 Barrett Pass Rd Pollock Pines, CA 95726
E-Mail Address: jsarchitect@comcast.net
Phone: (530) 647-1420 FAX: (530) 647-1580

5. Management Agent: _____

Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

6. Supportive Service Provider _____

Contact: _____
Address: _____
E-Mail Address: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

Attach this information for other key entities involved in the project.

*Indicate by asterisk any identity of interest among the development team members.

PROJECT PARTNERS

If the program will involve other entities (financial institutions, social service providers, etc.), please list them and provide a brief description of their roles in the program. Use additional sheets if necessary.

Name: United Commercial Bank
Role: Construction Financing
Contact Person: Joel Beem
Address: 7803 Madison Ave #650 Citrus Heights, CA 95610
E-Mail Address: _____
Phone: (916) 962-2813 **FAX:** (916) 962-3113

Name: _____
Role: _____
Contact Person: _____
Address: _____
E-Mail Address: _____
Phone: () - **FAX:** () -

Name: _____
Role: _____
Contact Person: _____
Address: _____
E-Mail Address: _____
Phone: () - **FAX:** () -

PART A – GENERAL SITE INFORMATION

Has a site been determined for this project? Yes No

PART B – SITE CONTROL

1. Does Applicant have site control? Yes No

If yes, form of control: Deed Contract Option to Purchase
Date acquired: 12/10/2007
Expiration Date of Contract: / /
Expiration Date of Option: / /
(Include copy of Statement of Intent from current site owner)

If no, describe the plan for attaining site control:

Total Cost of Land: \$ 450,000 Site area size: 1.33 acres or sq. ft.

Seller's Name: _____
Address: _____
City: _____
Phone: (____) ____ - _____ FAX: (____) ____ - _____

2. Is the seller related to the Developer? Yes No

PART C – ZONING AND UTILITIES

1. Is the site properly zoned for your development? Yes No
If no, is site currently in process of rezoning? Yes No
When is the zoning issue expected to be resolved? / /
Explain: _____

2. Are utilities presently available to the site? Yes No
If no, which utilities need to be brought to the site:
 Electric Water Phone Gas Sewer Other: _____

Attach evidence of site control, evidence of proper zoning, sketch plan of site, schematic drawing if new construction, and picture of building if rehabilitation.

Realist Map for Property Located At
2556 Country Club Dr
Cameron Park, CA 95682
El Dorado County



[Disclaimer](#) | [Terms of Use](#) | [Privacy](#)

Courtesy of Ann Leu
Metrolist Services

The data within this report is compiled by First American CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

COUNTRY CLUB DRIVE

APN: 082-391-05 & -06

SITE EXHIBIT FOR



LOT 38	
APN	082-391-05
Area	10,714
Acres	0.24
Owner	Merlin Leu
Address	Country Club Drive
City	El Dorado Hills
County	El Dorado
State	California

FACILITY REQUIREMENTS	
Number of Units	1
Number of Units per Lot	1
Number of Units per Acre	4.1
Number of Units per Parcel	1
Number of Units per Acre	4.1
Number of Units per Parcel	1
Number of Units per Acre	4.1
Number of Units per Parcel	1



SI

Merlin Leu
 P.O. Box 5650
 El Dorado Hills, CA 95762
 916-933-4005

COUNTRY CLUB DRIVE
 APN: 082-391-05 & -06
SITE EXHIBIT



DESIGNED BY
LEBECK & YOUNG
 ENGINEERING, INC.
 3430 ROBIN LANE, SUITE #2
 CARMEL PARK, CA 95002
 Ph. (530) 677-4800 Fax. (530) 677-4005

NO.	REV.

ASA

JOHN BUTTON
ARCHITECT
10000 WILSON AVENUE
PALMDALE, CA 91366
TEL: 805-441-1000

ESTERPA APARTMENTS
EXTERIOR ELEVATIONS
▲ PLEX BUILDING, LOT 160
CAMERON PARK, CA

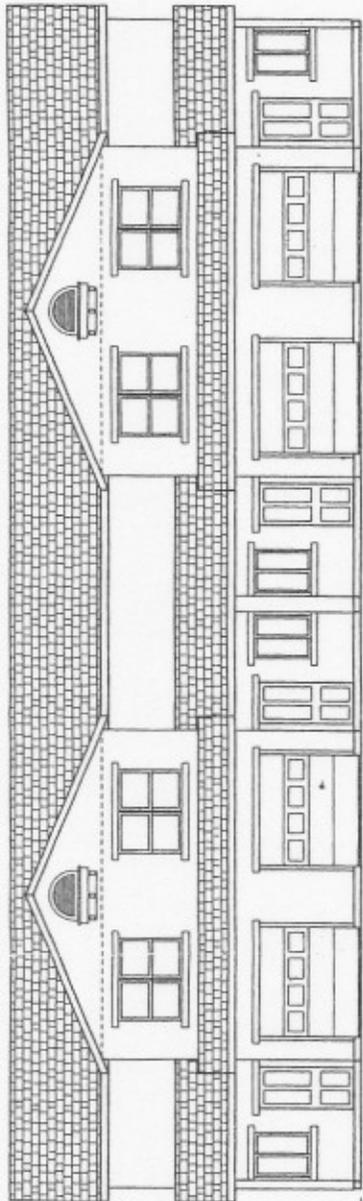
EXTERIOR
BUILDING
ELEVATIONS

DATE: 1/20/2008
SCALE: AS NOTED
JOB NO.: 04-100278
SHEET: 2



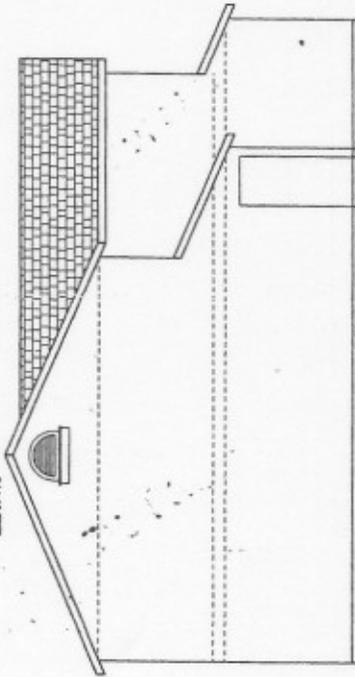
○ ELEVATION NOTES

1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE DRAWINGS.
2. DECORATIVE ENTRY DOOR
3. ALL NEW WINDOWS & DOORWAYS, FINISH & PAINTED TO MATCH EXISTING.
4. MATCH EXISTING WINDOW SIZES & SPACINGS.
5. FINISHES TO BE AS SHOWN ON THESE DRAWINGS.
6. FINISHES TO BE AS SHOWN ON THESE DRAWINGS.
7. FINISHES TO BE AS SHOWN ON THESE DRAWINGS.
8. FINISHES TO BE AS SHOWN ON THESE DRAWINGS.
9. FINISHES TO BE AS SHOWN ON THESE DRAWINGS.
10. FINISHES TO BE AS SHOWN ON THESE DRAWINGS.

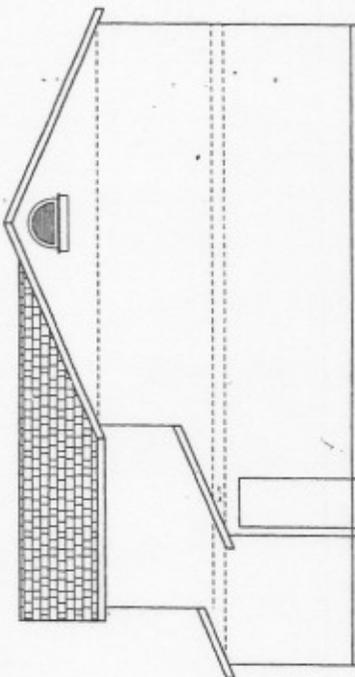


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

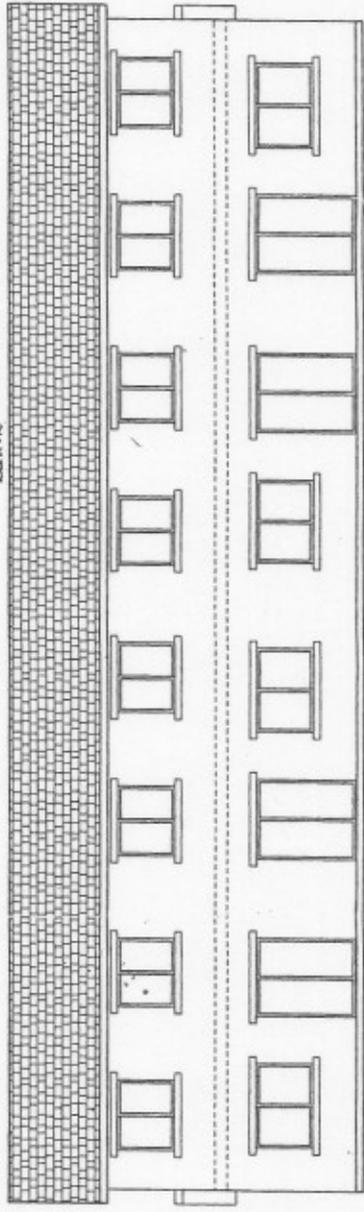
24'-10 1/2"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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REVISIONS	BY	DATE

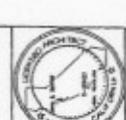


JOHN SUTTON
ARCHITECT
7100 BARRETT PARK RD
PALMDALE, CA 91368
TEL: 805-341-1930

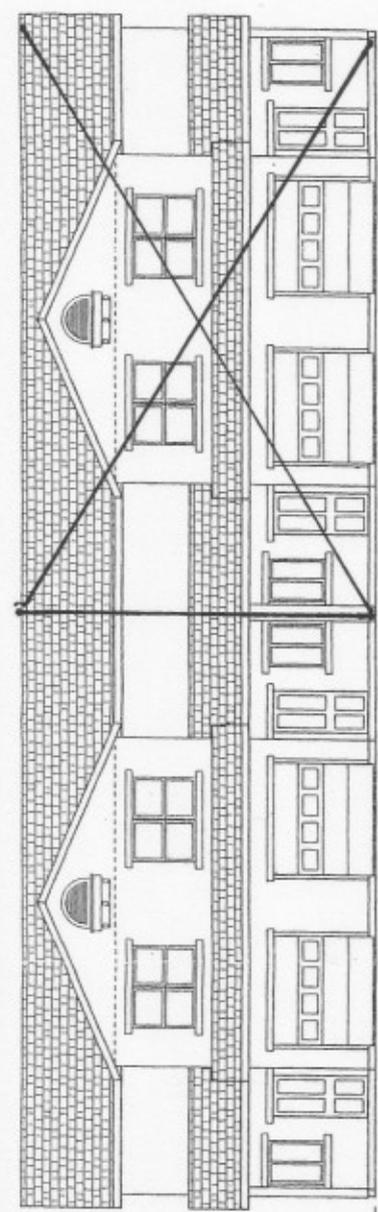
ESTERPA APARTMENTS
EXTERIOR ELEVATIONS
4 PLEX BUILDING, LOT 160
CAMERON PARK, CA

EXTERIOR
BUILDING
ELEVATIONS

DATE: 08/08/05
SCALE: AS NOTED
JOB NO.: 04-010228
SHEET: 2



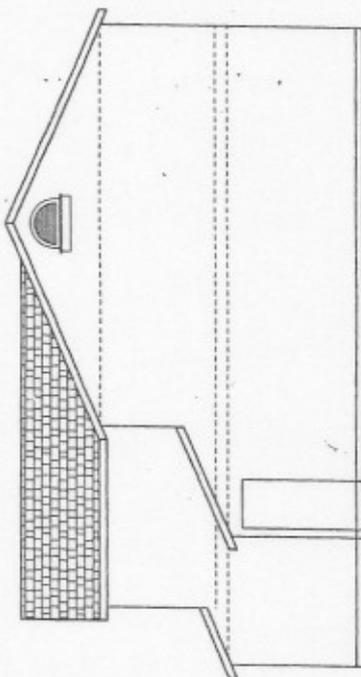
- ◎ ELEVATION NOTES
1. REFER TO SECTION 05200 FOR FINISHES
 2. REFER TO SECTION 05200 FOR FINISHES
 3. REFER TO SECTION 05200 FOR FINISHES
 4. REFER TO SECTION 05200 FOR FINISHES
 5. REFER TO SECTION 05200 FOR FINISHES
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 15. REFER TO SECTION 05200 FOR FINISHES



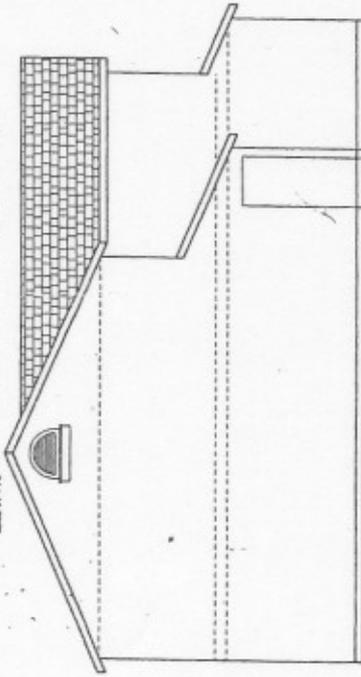
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FRONT ELEVATION
SCALE: 1/4" = 1'-0"

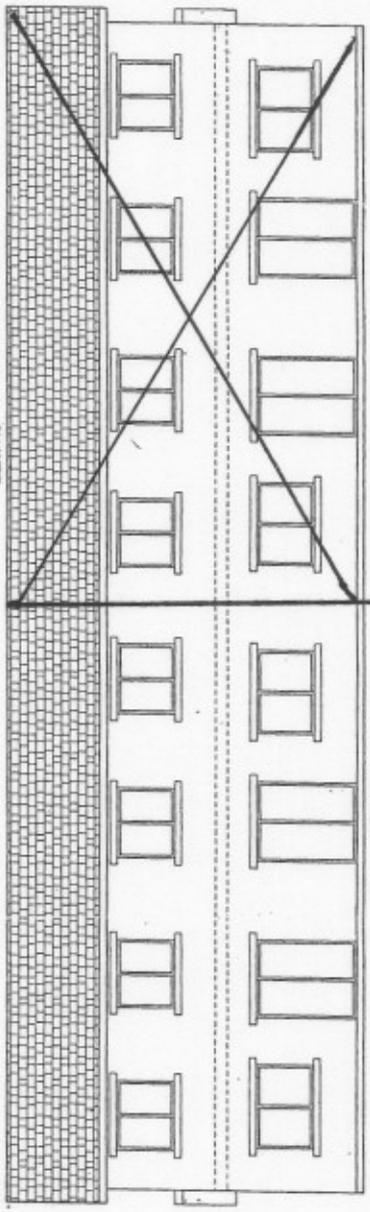
24'-10 1/2"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

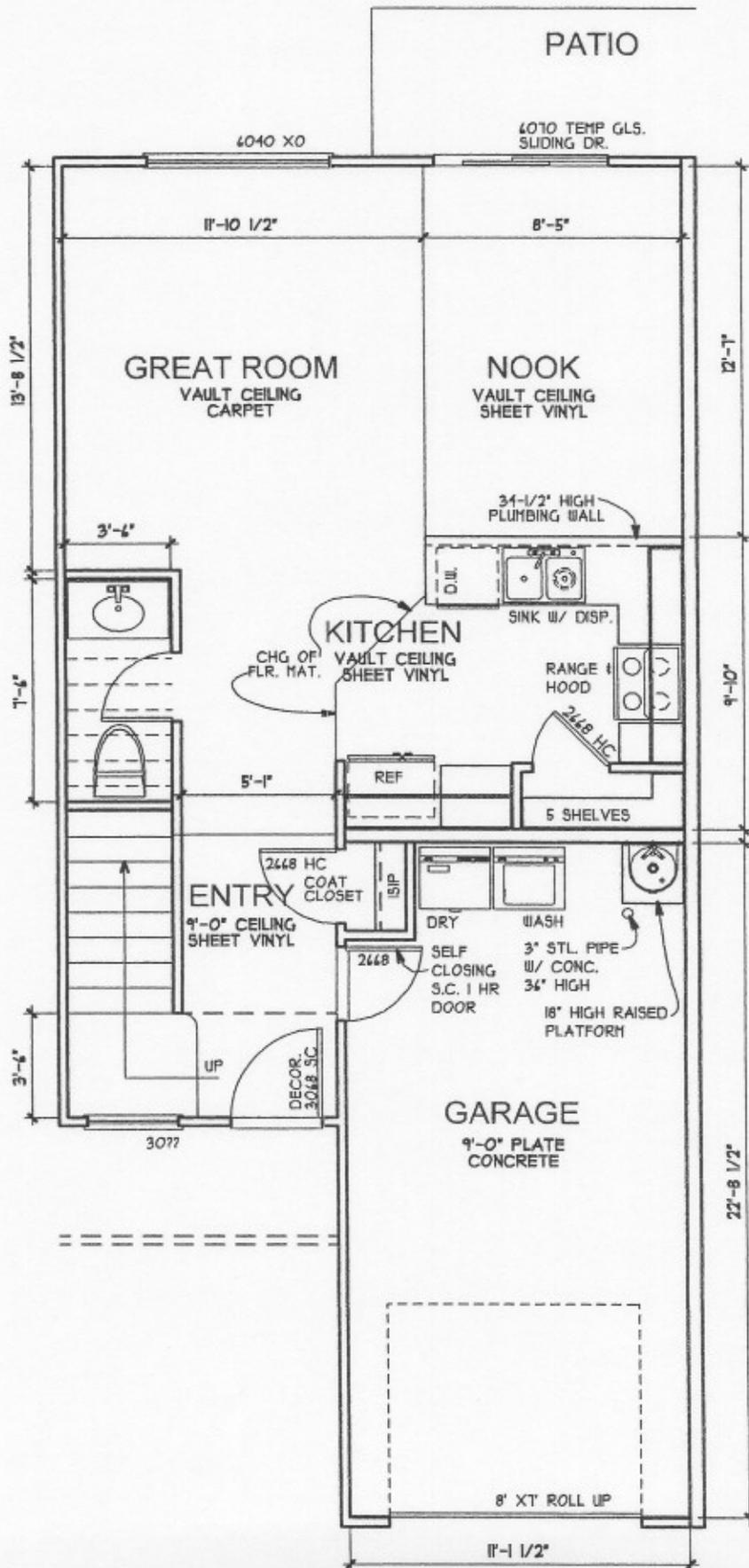


REAR ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

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Area=598.125 ft



UPPER LEVEL Area=762.778 ft
 AREA TOTAL = 1361 SF

*El Dorado County
Planning Services*

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Use the Print button to print this page

Assessor's Parcel Number: 082-391-06

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	LEGAL DESCRIPTION	ACREAGE
Active	County	54 - 9	L 36	0.00

ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
R2	DC		

2004 LAND USE INFORMATION (See Note #1 below):

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL RESOURCES	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	SPECIAL DISTRICTS	ADOPTED PLAN NAME
MFR						CP				

WRIT-CONSTRAINED 1996 LAND USE INFORMATION (See Note #3 below):

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL RESOURCES	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	SPECIAL DISTRICTS	ADOPTED PLAN NAME
MFR						CP				

AIRPORT SAFETY ZONE(S):

SAFETY ZONE	AIRPORT NAME
0	Not Applicable

DISTRICTS:

FIRE	SCHOOL	WATER
CAMERON PARK CSD FIRE	BUCKEYE UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION (See Note #2 below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY	NOTES
060040 0700 D	10/18/1995	C			

MISCELLANEOUS DATA:

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SUPERVISORIAL DISTRICT		CENSUS TRACT	TRAFFIC ANALYSIS ZONE	RARE PLANT MITIGATION AREA	MISSOURI FLAT MC&FP
1	RUSTY DUPRAY	308.05	338	2	No

REMARKS:

NOTE #1: The 2004 Land Use Information provides data based on the map adopted by the El Dorado County Board of Supervisors on July 18, 2004.

NOTE #2: The flood zone information presented here is based solely on data derived from the FEMA Flood Information Rate Maps, and does not include data from any other flood studies.

NOTE #3: The Writ-Constrained 1996 Land Use Information provides data based on the map adopted by the El Dorado County Board of Supervisors on January 23, 1996, and subsequent amendments that were in effect prior to County adoption of the 2004 General Plan. This information is provided as historical data for informational purposes only. The current land use designation for the property is determined by the 2004 General Plan Land Use Map.

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Planning Services*

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Assessor's Parcel Number: 082-391-05

PROPERTY INFORMATION:

STATUS	JURISDICTION	TAX RATE	LEGAL DESCRIPTION	ACREAGE
Active	County	54 - 9	L 35	0.49

ZONING INFORMATION:

ZONING DESIGNATION	DESIGN CONTROL	PLANNED DEVELOPMENT	OTHER OVERLAYS
R2	DC		

2004 LAND USE INFORMATION (See Note #1 below):

LAND USE DES.	AG DIST.	ECOLOGICAL PRESERVES	IMPORTANT BIOLOGICAL RESOURCES	MINERAL RESOURCES	PLATTED LANDS	COMMUNITY REGIONS	RURAL CENTERS	SPECIFIC PLANS	SPECIAL DISTRICTS	ADOPTED PLAN NAME
MFR						CP				

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MFR						CP				

AIRPORT SAFETY ZONE(S):

SAFETY ZONE	AIRPORT NAME
0	Not Applicable

DISTRICTS:

FIRE	SCHOOL	WATER
CAMERON PARK CSD FIRE	BUCKEYE UNION	EL DORADO IRRIGATION DIST

FLOOD ZONE INFORMATION (See Note #2 below):

FIRM PANEL NUMBER & REVISION	PANEL REVISION DATE	FLOOD ZONE	FLOOD ZONE BUFFER	FLOODWAY	NOTES
060040 0700 D	10/18/1995	C			

MISCELLANEOUS DATA:

--	--	--	--	--	--

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