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PLANNING SERVICES

#31

COUNTY OF EL DORADO

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TO: Board of Supervisors  
FROM: Lillian MacLeod, Project Planner  
DATE: July 22, 2014  
RE: **SP13-0001/PD95-0002-R/PD95-0007/P12-0004/S13-0017**  
**El Dorado Hills Retirement Residence**

I. Based on comments received from the Town Center West Design Review Committee July 21, 2014, staff proposes that Condition 7 be revised to be consistent with the Town Center West Development Plan Design Guidelines and Development Standards adopted by the Board of Supervisors on May 9, 1995, as follows:

“7. **Landscaping.**

- a. ~~Landscaping shall conform to Specific Plan requirements under Section 1.4.1.1.e requiring 20 percent of all roadside and parking lot trees to be native oaks. Oak protection measures shall comply with standards under Appendix B, Section 2.2 where applicable. The remainder of the landscaping shall comply with the Town Center West Development Standards and Design Guidelines' Appendix 3 – Specific Landscape Criteria where applicable for roadway landscaping and All Planning Areas where applicable for site specific landscaping and the Specific Plan Appendix B – Plant List.~~
- b. The final landscape plan shall be prepared in compliance with the Model Water Efficient Landscape Ordinance, if applicable, and shall be reviewed and approved by the Development Services Director or designee prior to issuance of a building permit. Applicant shall install and maintain landscaping in accordance with the approved final landscaping plan in perpetuity or unless otherwise modified through any future permit.”

**II.** As forwarded with a recommendation for approval to the Board of Supervisors by the Planning Commission at hearing on June 12, 2014, further revisions to Condition 14 proposed by Commissioner Stewart are indicated by double-underlined text, as follows:

“14. **Disclaimer.** The applicant shall provide a disclaimer and copy of the referenced Zoning Ordinance citation to every initial and future tenant of the 130-unit facility, as follows:

‘This is to inform you of the potential disturbance to your peaceful enjoyment of this facility from noise, odors, smoke, dust, or other factors from the surrounding general commercial development by uses allowed under Section 17.32.180 of the Zoning Ordinance (General Commercial Districts-Permitted Uses), as amended by the County from time to time.’ ”