

COMMUNITY DEVELOPMENT AGENCY DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Planning Commissioners

FROM: Lillian MacLeod, Project Planner

DATE: June 10, 2014

RE: **PD95-0002-R, et al., El Dorado Hills Retirement Residence
Revisions to proposed Conditions of Approval**

Recommendation: Staff recommends the Planning Commission forward a recommendation of approval to the Board of Supervisors for the following revisions and additions to the proposed Conditions of Approval:

The applicant is requesting the project description be modified to read “approximately 114,000 square feet” in describing the structure’s size, in order to allow flexibility in the final design. However, staff recommends that where this specific square footage is added as a proposed revision to the Town Center West Development Plan, an explicit cap to the square footage be indicated for clarity. In this case, the applicant has proposed a maximum cap of 116,000 square feet to allow such flexibility. As such, the following revisions to the applicable conditions of approval are indicated by the single and/or double strikeout and underlined text:

“PD95-0002-R:

The Town Center West Development Plan shall be revised as follows:

4. REVISION 1.

“Figure 2: Planned Square Footage by Use and Planning Area

	LM	RD	BPO	C	<u>CCF²</u>	Total
Planning Area A	250,000	200,000	27,000	10,000 ¹	114,000 <u>116,000</u>	477,000 <u>594,300</u>
Planning Area B	300,000	47,000				347,000
Planning Area C			237,000	250rm Hotel ¹		237,000
Planning Area D		150,000	194,000	15,000 ¹		344,000
Planning Area E				35,000 ¹		60,000 ¹
Total	550,000	397,000	458,000	60,000 ¹	114,000 <u>116,000</u>	1,465,000 <u>1,579,810,000</u>

Note ¹: The total Planned Square footage of Category C use shall not exceed 60,000 square feet. When allocated to a Planning Area other than Planning Area E, the number of square feet of Category C uses allocated shall be deducted from Category BPO.

Note ²: Community Care Facility (CCF)”

5. REVISION 2. (Page 2):

“Town Center West

Planning Area A is located on the southeast quadrant of Town Center West with access provided by Town Center Boulevard. Planning Area A consists of approximately 36 acres. Planned building square footage is ~~477,000~~ 594,300 square feet.

6. REVISION 3.

“Figure 1: (Planning Areas and Planned Building Square Footage)

	Area Acreage	Planned Building Square Footage
Planning Area A	36.3	477,000 <u>594,300</u>
Planning Area B	29.7	347,000
Planning Area C	24.4	237,000
Planning Area D	22.7	344,000
Planning Area E	7.1	60,000
Roads	10.9	
Totals	131.1	1,465,000 <u>1,579,810,000</u> ”

The applicant has requested the following underlined text be added to Condition 14:

“14. **Disclaimer.** The applicant shall provide a disclaimer 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).”

Based on approval by the El Dorado Hills Community Services District’s Board of Directors on October 10, 2013 (Exhibit 1), Condition 18 requiring park in-lieu fees is recommended for revision as follows:

“18. **Park In-lieu Impact Fees.** ~~Parkland dedication or in-lieu~~ Park Impact Fees (PIF) will be required for the project based on the following calculation:

~~The applicant shall submit a request for park in-lieu fee appraisal to Planning Services, with a check for \$150 made out to the El Dorado County Assessor. Upon completion of the appraisal, the applicant shall pay the park fee calculated at the fair market value of 1.5 acres (130 dwelling units x 2.1 persons per dwelling unit x 5.5 acres / 1,000) to the El Dorado Hills Community Service District pursuant to Section 16.12.090 of the El Dorado County Subdivisions Ordinance.~~

Two full residential units for the manager and co-manager at \$8,103 (multi-family PIF) each and two units per the Equivalent Dwelling Unit (EDU) rate equaling 65 units (130 units/2) x \$5,736 for a total PIF of \$389,046 as follows:

$$\underline{[65 \text{ units} \times \$5,736 = \$372,840 + (8,103 \times 2) = \$389,046;}$$

Or, the applicant may substitute any portion of the fee requirement with in-lieu work on Master Plan projects subject to approval by the El Dorado Hills Community Service District. The applicant shall submit the receipt showing compliance with this condition to the County Surveyor prior to recordation of the parcel map.”

The applicant is requesting the following condition be added addressing the project’s potential impact as a sensitive receptor on surrounding commercial development:

23. “In order to comply with County noise standards, should the County require construction of a sound wall between the project property and the adjoining commercial property along its western boundary as a condition of approval for the development of the commercial property, the project applicant shall be responsible for building said wall.”

Note: If the revision to Condition 23 is approved by the Board of Supervisors, the renumbering of all subsequent conditions of approval will be required.

25) Lenity Architecture request reduction of Park Impact Fees for senior retirement residence.

General Manager Brent Dennis advised that there is a new staff report with options and that staff recommends option B with a fair approach to the formula with 2 units per dwelling unit at \$390K. Jim Wiley of Lenity Architecture and Dan Roach were present. Wiley stated they are willing to go with staff's recommendation and requested an opportunity to work with staff to explore any in-lieu work on any projects in the Master Plan.

Director comments were heard.

Motion No. 3. Director Mattock moved and Director Lowery seconded the motion to approve the option B "Staff recommends revising Lenity's proposal to include two full residential units for the manager and co-manager with a Park Impact Fee (PIF) of \$8,103 (multi-family) each and 2 unit per Equivalent Dwelling Unit (EDU) rate for the 130 Units for a total cost of \$389,046. [130 Units/2 = 65 x \$5,736 = \$372,840 + (\$8,103 x 2) = \$389,046]" and explore some type of in-lieu opportunity with Lenity Architecture. Motion carried 5-0-0.

Dennis said that a full study on any in-lieu work is recommended. The project start time is slated for summer/fall of 2014.

26) Request from Rotary Club of El Dorado Hills to reduce or waive fees for the November 16, 2013 fundraising event for the Veteran's Memorial at Promontory Park.

GM Dennis provided a history of Rotary Club's past contributions to projects as well as the cost recovery fee that was arrived at last year and recommends the same be granted this year. Director Lowery gave comments. Director Rogozinski offered to use his stipend from his donation fund for the \$931. that was agreed upon.

Motion No. 4. Director Mattock moved and Director Lowery seconded the motion to approve a cost recovery fee of \$931 for the Rotary Club event and authorize it coming from Director Rogozinski's stipend donation fund. Motion carried 5-0-0.

27) CalPERS Side Fund Payoff.

Acting Director of Finance Sherry Shannon gave the background to this item. She said that President Vandegrift requested because it would yield a \$31,250 savings over the amortization period and the payoff would come from the Contingency Reserve Fund. Because the employee labor negotiations have not yet been completed, it was agreed that postponing the payoff 90 days would be the best recommendation. Shannon said an updated proposal would lower the dollar amount slightly.