

GROUND TO GRANT APPEAL FILED by Wesly Tonks – AND APPLY CEQA STANDARDS
PA24-0009 "Bass Lake Apartments"

Today, it appears that the current Appeal before the Board of Supervisors hinges on the issue as to whether California Environmental Quality Act [CEQA] are to apply in this proceeding.

The Applicant has attempted to avoid conforming to CEQA standards and at the last minute of the Zoning Administrator Hearing modified the size of the Remainder Parcel. Despite the fact they were in possession of factual information contained in the reports they provided to Planning Staff by Vollmar Consulting and Lukos Associates, they still asserted on March 8, 2024 that there were no wetlands when they checked the "NO" box on page 4 of 8 on the "Housing Crisis Act of 2019 (SB330) Preliminary Application Form (Revised April 9, 2020)", which provided their answer to the question contained in Item 12, "Additional Site Conditions", a . -Whether a portion of the property is located within any of the following: (ii) – Wetlands as defined in the US Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993). The cover letter to this application, signed by Rob Wilkins, states that this SB330 application supersedes a previous SB 330 application filed on July 28, 2023.

I draw the attention of the Board of Supervisors to the Applicant's signed application dated March 8, 2024 – specifically, page 2 of the application, which begins page 1 of the "Housing Crisis Act of 2019 (SB330) Preliminary Application Form (Revised April 9, 2020)" - and specifically the *Notes section at the bottom [highlighting added for emphasis]*:

"Notes:

- 1. California Environmental Quality Act (CEQA) and Coastal Act standards apply."**
- 2. ...{refer to form}...**

The applicant submitted for a "SB330 project" using what appears to be a standard SB330 form and they completed pages 1-8 accordingly. **Given the language on the first page of this form, the Applicant stipulated and should have been aware that CEQA standards DO APPLY for the Applicant to submit this as a SB330 project.**

Furthermore, we believe the Applicant's response to this Appeal, written by Elizabeth Camacho, attempts to obfuscate the focus here and ignore that the original application was as a SB330 project. She then attempts to shift the focus to have the project fall under AB2011 instead, despite the application being submitted on a SB330 form.

We believe changing the status of the project as submitted on the application this would necessitate the Applicant withdrawing the SB330 application and re-submitting it to conform to AB2011, as the original application has already been given more than sufficient leeway in this matter as Planning Staff have relied heavily on the information from the Applicant and initially marked "N/A" for item 2(e) to the "Pre-Application/Conceptual Review" to evaluate the application.

The Board of Supervisors must be guided by the stipulation found in and attested to by the Applicant in the original application and therefore must reverse the Zoning Administrator, minimally in part with respect to CEQA being applicable, and uphold and approve the Appeal before you today.

Allowing the Applicant to prevail in this Appeal would ignore the Note on page two of the application [page one of the Housing Crisis Act of 2019 (SB330) form] and may serve to invalidate the application in its entirety as it was attested to with a signed Affidavit when submitted.



EL DORADO COUNTY PLANNING SERVICES

RECEIVED
MAR 18 2024
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

SUBMITTAL INFORMATION

for

PRE-APPLICATION/CONCEPTUAL REVIEW

There are no minimum submittal requirements for the Pre-Application meeting. However, the following is a list of desirable information that should be available, to the extent practical, for staff to maximize the productivity of the Pre-Application meeting. All plans and maps MUST be folded to 8 1/2" x 11". The items with an asterisk (*) below must be submitted for a Conceptual Review Workshop.

Choose at least one:

- I request a Pre-Application Meeting
I request a Conceptual Review Workshop with the Planning Commission
I request a Conceptual Review Workshop with the Board of Supervisors

Table with columns: Check (v), Applicant, County, and list of requirements (1-4) such as Assessors Parcel Map, conceptual site plan, and aerial photograph.

Like all other programs, this service is intended to meet your needs in a timely and inexpensive manner. If after the review, you have comments and suggestions on the value of the service or how it can be improved, please let us know.

PA24-0004

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES NO

If "YES," please describe:

The Project Site will consist of a 5.429 acre portion of the property. The remainder of the property will not be developed. A parcel map will be requested to separate the Project Site (Parcel A) from the remainder of the property.

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES NO

If "YES," please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	0	0	0
To Be Demolished	0	0	0

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES NO

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES NO

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES NO

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below:

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the owner(s) of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in RESCUE, CA which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Planning and Building for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with _____ within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature	<u>James P. Silverwood</u>	Signature	_____
Printed Name	<u>JAMES P. SILVERWOOD</u>	Printed Name	_____
Date	<u>1/8/2024</u>	Date	_____

PROJECT DESCRIPTION

A request for a Tentative Parcel Map to subdivide a 5.682-acre undeveloped parcel to create two (2) parcels of 5.429-acres (Parcel A) and 0.253-acres (Remainder Parcel). The proposed parcel A would meet the required development standards for the CPO zone including minimum lot size of 6,000-square feet and lot width of 60-feet. Parcel A could support future development. The Remainder Parcel would remain undeveloped due to wetlands. Parcel A would be served by connecting to public water service for potable water and emergency water supply and public sewer service. Electric service would be provided by connecting to Pacific Gas and Electric (PG&E) (Exhibit F).

STAFF ANALYSIS

General Plan Consistency: The project is consistent with all applicable General Plan policies including: Policy 2.1.1.2 (Community Regions), Policy 2.2.5.2 (General Plan Consistency), Policy 5.4.1.2 (Protect Natural Drainage Patterns), Policy 5.7.1.1 (Fire Protection Community Regions), Policy 7.4.2.8 (Biological Resources), and Policy 7.5.1.3 (Cultural Resources). Further analysis of each policy is discussed in the Findings section below.

Zoning Ordinance Consistency: Staff has determined that the proposed project, as conditioned, is consistent with standards and requirements of Title 130 of the County Zoning Ordinance, as applicable. The proposed project has been analyzed in accordance with all applicable development standards for this zone district. Future development of Parcel A would be reviewed at the time of grading and building permit submittal for compliance with the zoning development standards.

Public Water and Sewer/Wastewater Service: Future development on Parcel A would be required to obtain service for public water for potable water and emergency water supply, and for sewer wastewater service. The project is conditioned to require obtaining a Facilities Improvement Letter (FIL) from the El Dorado Irrigation District (EID) prior to recordation of the Final Map. No connection is required for the Remainder Parcel as this will remain undeveloped.

Rescue Fire Protection District (RFPD): Future development on Parcel A would be required to meet applicable requirements of the RFPD, including demonstrating required fire flow as detailed with an FIL from EID. This would be reviewed prior to recordation of the Final Map. RFPD would also review the grading and building permits to ensure compliance with applicable requirements.

Access to Proposed Parcels: Access to the proposed Parcel A would be from a private driveway off Foxmore Lane, a County-maintained roadway. Future grading for access to Parcel A would be subject to a grading permit review following grading and building permit submittal. No access is required for the Remainder Parcel.

Remainder Parcel. The Tentative Parcel Map includes request to create a 0.253-acre remainder parcel. A remainder parcel is a unit of land that is not divided for the purposes of sale, lease, or financing and is designated on a tentative parcel map at the time the subdivider files the map. No development is proposed for the Remainder Parcel as this will remain undeveloped due to wetlands.

24-1414 A 3 of 19

**HOUSING CRISIS ACT of 2019 – SB 330
PRELIMINARY APPLICATION FORM**

PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp:

* Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65989.5(b) are triggered.

*Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as penalties may apply for imposing incorrect standards

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

Bianca Dinkler
Senior County Planner
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

May 29, 2024

RE: Bass Lake Family Apartments (APN 115-410-011)

Ms. Dinkler,

I reside at 3085 Travois Circle, nearby the intersection of Green Valley Road and Bass Lake Road. I was recently informed of the planned apartment complex at that intersection (APN 115-410-011). I have several concerns after visiting the area in question. My opinions are colored by the fact I was a law enforcement officer for 25 years, including 4 years as a school district police officer.

1. The proposed site plan flags an undeveloped area, known as "Parcel B", presumably because it contains a seasonal swale/run-off area; however, my observations lead me to believe this area should extend further northwest, to Foxmore Lane itself. The current distribution of trees and shrubberies on the property clearly indicates seasonal water feeding a large area of it.
2. As a resident of the Travois neighborhood, I am concerned about the impact of placing a large hardscaped development next to/on top of a natural existing seasonal swale which extends from that area under Green Valley Road and into the Travois neighborhood. This will undoubtedly lead to more runoff into the swale, and downstream into the Travois neighborhood, an area that has already dealt with localized flooding from this swale. A detailed plan to mitigate this excess water discharge should accompany any approved plan.
3. The proposed site plan does not reflect any widening of Foxmore Lane in front of the apartment complex. This is problematic due to Green Valley Elementary School directly across the street. In the morning and afternoon Foxmore Lane itself become clogged with parents dropping off/picking up their children to/from school so much so that the street effectively becomes a single lane. Injecting a large apartment complex, with its accompanying vehicles and it's only entrance/exit on Foxmore Lane is problematic. At a minimum, the possibility of widening the street/expanding the shoulders of the roadway should be explored.

Thank you for your time reviewing my concerns. I can be reached at (707) 312-1844.

Sincerely,

Todd L. Shulman
Resident
3085 Travois Circle

Hello, my name is Ken Elmer. I'm a resident of Sierra Crossing and I'm on the board for its HOA. The board is opposed to this development and my role here today is to provide evidence of that opposition. There are many reasons we oppose the development but today we would like to keep to the decision at hand "to request the Board of Supervisor's disapproval of Tentative parcel Map P24-0009".

Affirmed Housing Group is attempting this "piecemeal development" to circumvent normal environmental review. Their words in the last hearing provide the clearest evidence of their intent when they said, and we quote "the purpose of this parcel map is to separate out any sensitive habitat". There is substantial case law providing adequate grounds for the Board of Supervisors to rely upon for reversing the decision of the Zone Administrator to accommodate this piecemealing.

This environmental review is SO necessary. I believe it could lead to saving children's lives. In the morning and the afternoon, when children are going to and from Green Valley Elementary School, cars park on both sides of Foxmore for about 2 blocks and into our neighborhood. Cars can just squeeze by each other, the road is so narrow, and even though we drive slow during these times, kids and

parents present dangers almost every day. You can't see Little Children behind Big cars, so all it takes is one forgetful moment for a horrible tragedy to occur. The current plan for this development has the entrance to the apartments located immediately across Foxmore from the school and will thus obviously magnify this current high risk area.

There is another environmental risk not discussed. There is only one other green belt in the area, other than this one Affirmed Housing Group intends to nuke, and that is a green belt between Green Valley Elementary School and our neighborhood. We and about 10 other homes surrounding us back up to that green belt. It is between 20 and 50 yards wide. ^{AND ABOUT 200 YARDS LONG} The school district has been generally responsive when we have asked them to weed abate but that has usually been every 5 years or so. We have been there 8 years, and it's happened twice. Today, already the weeds and bushes in that area are 3-8 feet high. Fires typically result from human error and fortunately not that many kids tend to know about this area. However, there are a couple of high natural rock structures there and during good weather you will see several kids on the rocks around sunset. We have had no fires so far but there is plenty of evidence of their "parties". You add these apartments to this area and the number of kids roaming that one remaining green belt should grow exponentially and with that the risk of fires. This is

between our homes and the back of the school. So, I would expect fire containment in this 'hidden" area would be difficult with no known fire hydrant within 200 yards.

So, for the environmental risks we have only briefly identified, and because there is the legal argument to halt this development pending environmental review, please overturn the Zone Administrator's decision. Our homes, our school and most importantly the kids lives who attend that school could depend upon it.

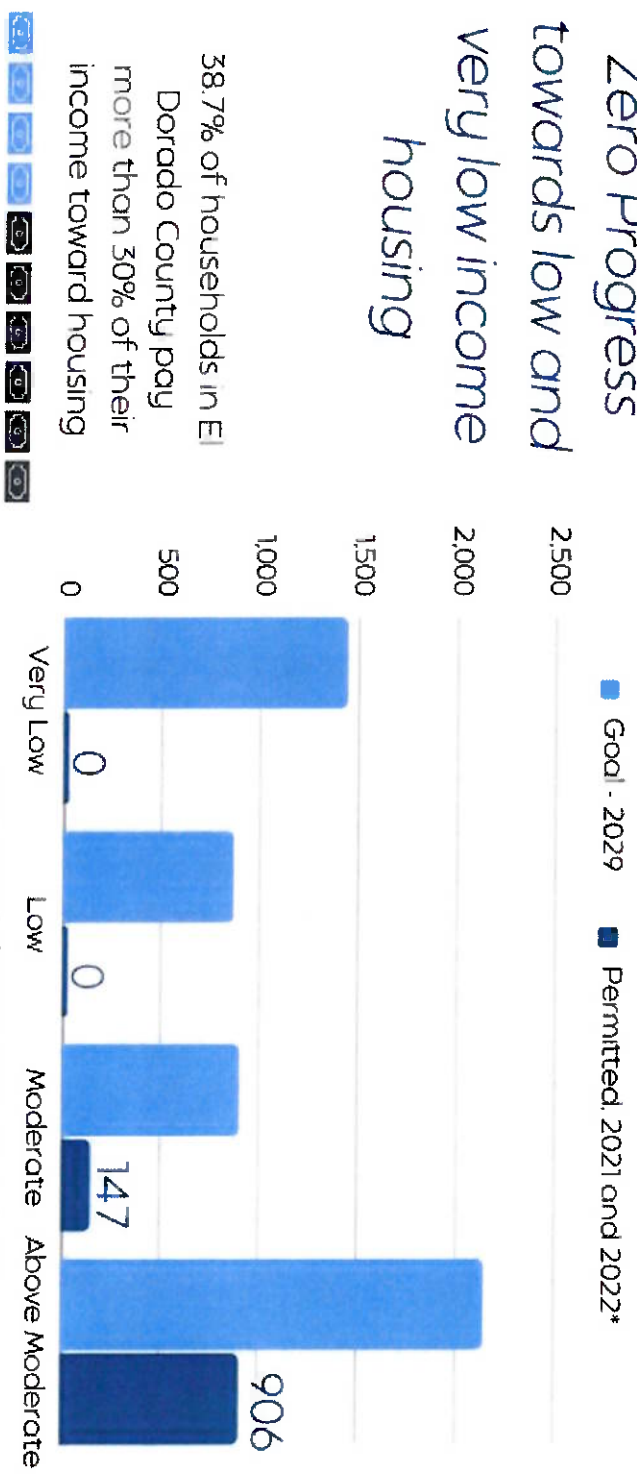
F. PUGH

THE BAD NEWS!

Housing Element Progress

The 2021 - 2029 El Dorado County Housing Element states that, based on the Regional Housing Needs Allocation (RHNA) by income level, El Dorado County would permit 5,353 units for construction, 1,441 being for very low income households, 868 for low income households, 903 for moderate income households and 2141 for above moderate income households.

Zero Progress towards low and very low income housing



38.7% of households in El Dorado County pay more than 30% of their income toward housing

*based on information contained in the 2022 EDC Housing Element Annual Progress Report

Bass Lake Family Apartments

What does low income mean?

8	7	6	5	4	3	2	1	Number of Persons in Household:
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EI Dorado County Area Median Income: \$113,900	Acutely Low	11950	13700	15400	17100	18450	19850	21200	22550
	Extremely Low	24750	28300	31850	35350	38200	41960	47340	52720
	Very Low Income	41300	47150	53050	58950	63650	68400	73100	77850
	Low Income	60500	75450	84900	94300	101850	109400	116950	124500
	Median Income	79750	91100	102500	113900	123000	132100	141250	150350
	Moderate Income	95700	109350	123050	136700	147650	158550	169500	180450

Source: HCD 2024 area median income by county

Who qualifies as low income? (between 50% - 80% of area median income):

- A single teacher at Rescue Union School District with 1 – 4 years of experience (\$61,542 - \$64,650 / year salary)
- A mechanic with 20 years of service at Rescue Union School District with two children (or non-working spouse and 1 child) (\$78,780/year based on an hourly rate of \$39.39/hr x 40 hrs x 50 weeks)
- A single head custodian, school secretary, or driver trainer with 7 years of service for Buckeye Union School District (\$65,020 based on hourly rate of \$32.51/hr x 40 hrs/wk x 50 wks)
- The Recreation Supervisor for the Cameron Park CSD (\$65,686)

Market rents in Cameron Park (Apartments.com):

- Cameron Oaks Apts. 1-2 BR \$1,624 - \$1,925 / mo.
- Highland Apts 1 – 2 BR (\$1,725 - \$2,300 / mo.
- Sierra Oaks Apts 1 – 2 BR (\$1,699 - \$1,899 / mo.)

Affordability:

New teacher take home \$4,359.22 / mo @ average 1 BR market rent \$1,682.66 = 39% of income (not including utilities).



March 8, 2024

Mr. Ande Flower
Planning Manager
El Dorado County Planning and Department
2850 Fairlane Ct,
Placerville, CA 95667

Re: APN: 115-410-011, Rescue, CA (the "Property") SB 330 Application; Notice of Intent to Apply for Streamlined Ministerial Processing of 100% Affordable Housing Project; Request to Initiate Tribal Consultation; Request for Pre-Application Meeting

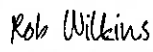
Dear Mr. Flower:

In response to the Planning Department's comments regarding its previous SB 330 Preliminary Application, Affirmed conducted additional analysis and investigation, and has revised its project as described in the accompanying SB 330 Preliminary Application. Loeb & Loeb LLP is counsel to Affirmed Housing in connection with the SB 330 and AB 2011 processing of our proposed project located in Rescue with a 100% affordable housing project comprised of 126 apartments, with 124 of the apartments reserved for low income households and 2 manager's units. This SB 330 Preliminary Application supersedes Affirmed's previous SB 330 Preliminary Application filed on July 28, 2023.

This letter and the accompanying SB 330 Preliminary Application constitutes Affirmed's notice of intention to apply for streamlined ministerial approval of the project described in the accompanying SB 330 Preliminary Application. As required by Government Code Section 65913.4(b), we request that the Planning Department provide notice initiating tribal consultation within 30 days of receipt of this letter. Please provide our office with a copy of the notice initiating the consultation as required by Section 65913.4(b) when it is issued.

We look forward to meeting with Planning Department and El Dorado County staff to discuss this revised project, and to respond to any questions or comments staff may have.

Sincerely,

DocuSigned by:

E1A2AFFC9CA1472...

Rob Wilkins
Vice President, Northern California
Affirmed Housing Group

HOUSING CRISIS ACT of 2019 – SB 330 PRELIMINARY APPLICATION FORM

PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp*^{1,2}:

*¹Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

*²Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

SITE INFORMATION

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address Bass Lake Rd. & Green Valley Rd. Unit/Space Number _____

Legal Description (Lot, Block, Tract) _____ Attached? YES NO

Legal Description
APN 115-410-011-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A portion of the Northwest Quarter and the Northeast quarter of Section 29, Townshio 10, North, Range 9 east, M.D. B. & M., more particularly described as follows:

Parcel 2, as shown on that certain Parcel Map filed in the office of the County Recorder, County of El Dorado, State of California, on August 7, 1990, in Book 42, of Parcel Maps, at Page 31.
CL TA

Assessor Parcel Number(s) APN 115-410-011-000

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

Vacant

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES NO

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES NO

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

Proposed residential unit count: 126 units
Proposed residential building area: 122,508 SF

a. RESIDENTIAL DWELLING UNIT COUNT:

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	0
Managers Unit(s) – Market Rate	2
Extremely Low Income	
Very Low Income	124
Low Income	
Moderate Income	
Total No. of Units	126
Total No. of Affordable Units	124
Total No. of Density Bonus Units	18

Other notes on units:

2 manager units not included in Affordable total

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
Floor Area (Zoning)	122,508 SF See site plan for SF per Building	0	122,508 SF
Square Footage of Construction	122,508 SF See site plan for SF per Building	0	122,508 SF

7. **PARKING** - The proposed number of parking spaces:

Total Parking Spaces 170

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES NO

If "YES," please describe: The form Auto Populates from # 9 . Please see below DB Request

The Project Site will consist of a 5.429 acre portion of the property. The remainder of the property will not be developed. A parcel map will be requested to separate the Project Site (Parcel A) from the remainder of the property.

16% Density Bonus (18units) over Base Density of 5.429 acre project site (108.58 units)

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES NO

If "YES," please describe:

The Project Site will consist of a 5.429 acre portion of the property. The remainder of the property will not be developed. A parcel map will be requested to separate the Project Site (Parcel A) from the remainder of the property.

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES NO

If "YES," please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	0	0	0
To Be Demolished	0	0	0

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES NO

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES NO

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES NO

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES NO

v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES NO

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES NO

If "YES" to any, please describe:

b. Does the project site contain historic and/or cultural resources?

YES NO

If "YES," please describe:

c. Does the project site contain any species of special concern?

YES NO

If "YES," please describe:

- d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES NO

If "YES," please describe:

See Attached

- e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES NO

If "YES," please describe and depict in attached site map:

NA 13. **COASTAL ZONE** - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES NO

- b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES NO

- c. A tsunami run-up zone.

YES NO

- d. Use of the site for public access to or along the coast.

YES NO

14. **PROJECT TEAM INFORMATION** - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Jose J. Lujano, Project Manager

Company/Firm Affirmed Housing

Address 2358 Alum Rock Ave, Suite 10 Unit/Space Number _____

City San Jose State _____ Zip Code 95118

Telephone 408-823-5801 Email jose@affirmedhousing.com

Are you in escrow to purchase the property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Agent/Representative Name Tim Moran

Company/Firm Irvine & Associates

Address 660 S Figueroa Street Unit/Space Number 1780

City Los angeles State CA Zip Code 90017

Telephone 2134373403 Email tim@irvineassoc.com

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Primary Contact for Project: Owner Applicant Agent/Representative Other

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in Rescue, CA which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Planning and Building for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with _____ within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature	<u>James P. Silverwood</u>	Signature	_____
Printed Name	<u>James P. Silverwood</u>	Printed Name	_____
Date	<u>3/8/2024</u>	Date	_____

Title No.: FSSE-8042004559-SD
Update: A

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

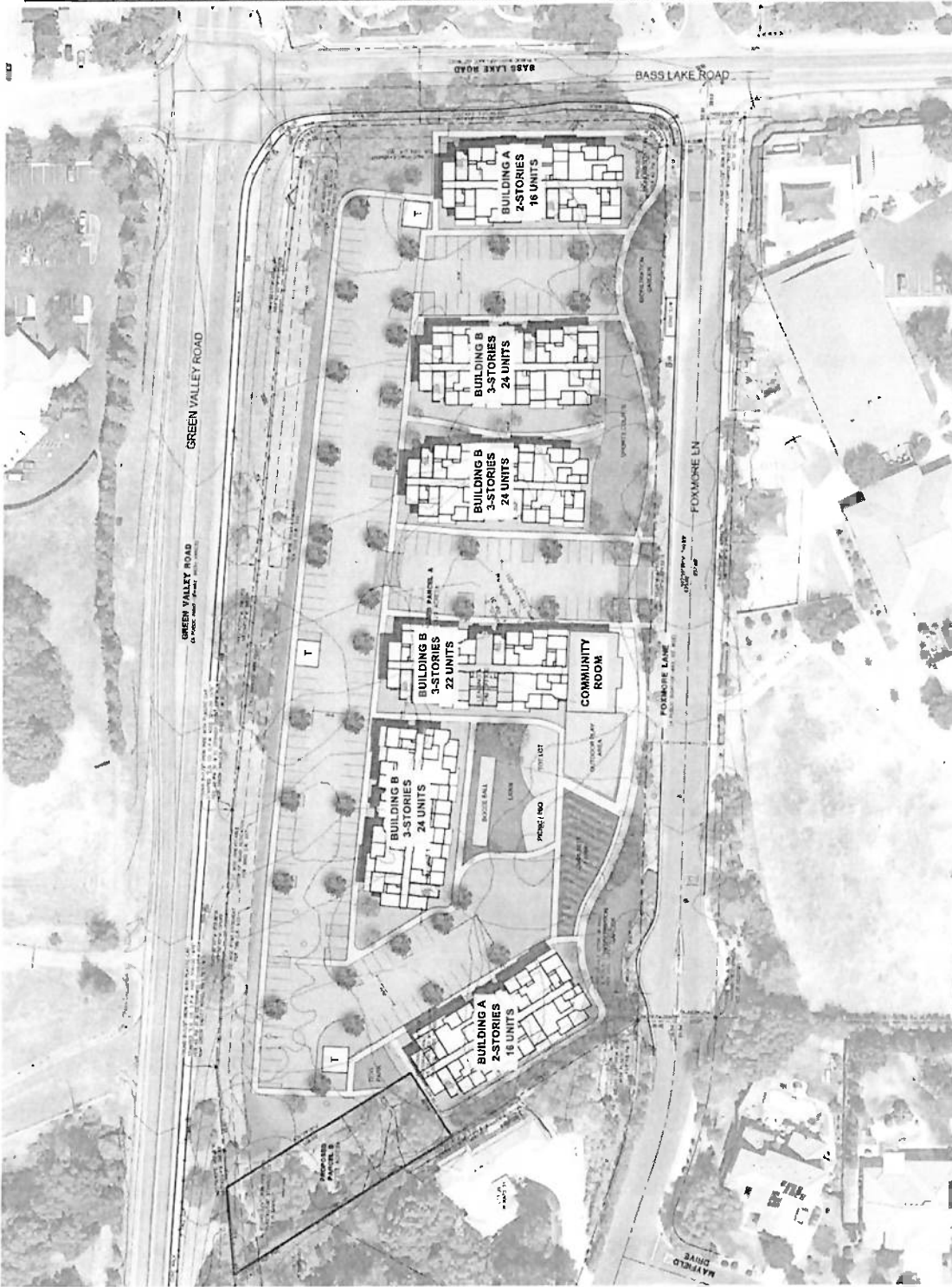
1. ~~Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.~~
2. ~~The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy,~~
3. ~~Rights of the public to any portion of the Land lying within the area commonly known as
Foxmore Lane and Bass Lake Road~~
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Pacific Telephone and Telegraph Company, a corporation
Purpose: Communication Facilities
Recording Date: May 5, 1966
Recording No.: Book 786, Page 433, of Official Records
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The Pacific Telephone and Telegraph Company, a corporation
Purpose: Communication Facilities
Recording Date: July 1, 1974
Recording No.: Book 1269, Page 365, of Official Records
6. An irrevocable offer to dedicate an easement over a portion of said Land for

Purpose(s): Road Dedication
Recording Date: April 2, 1993
Recording No.: Book 3990, Page 207, of Official Records
7. An irrevocable offer to dedicate an easement over a portion of said Land for

Purpose(s): Road and Utilities Easement
Recording Date: August 2, 1999
Recording No.: 99-0048181, of Official Records



DEVELOPMENT SUMMARY	
Site ID#	115-110-01
Site Area (Parcel A)	5.18 Acres (Gross)
	208,972 SF (Net)
	5.05 Acres (Net)
	220,027 SF (Net)
Number of Residential Units	126 units
	32 units
	30 units
	31 units
	31 units
Property Manager (2 Bedroom)	1 units
Property Manager (3 Bedroom)	1 units
DEVELOPMENT STANDARD	PROPOSED
General Plan Designation	C - Commercial (CP Community Region)
Zoning Designation	CPD - Professional Office Commercial
FAR	0.55
Gross Floor Area	185,338 max
Commercial to Residential Ratio ^{a1}	20% min
Density (units / net acre) ^{a2}	24.9
Lot Area	6000 sq min
Lot Width	60' min
Stg. H. (max)	50' max
Setbacks	Front: 15' min Secondary Front: 15' min Side Abutting Residential: 15' min Rear: 15' min
Parking	170
Total Parking Spaces	126
EVSE Parking Spaces	17
ADA Parking Spaces	9
DENSITY BONUS NOTES	
^{a1} Includes standards where waivers, concessions, or incentives are requested.	
^{a2} The proposed project is 100% affordable housing and is eligible for up to a Density Bonus maximum of 50% of gross floor area in required commercial use. (Standard 130.40, 160 C.1)	
2. The proposed project is 100% Affordable Housing and is eligible for up to an 80% Density Bonus. Applicant requests a +/- 25% Density Bonus. (Standard 130.40, 160 C.2)	

Unit Type	Bed Count	Bath Count	Greens Unit SF	Unit Count	Unit SF	Total Greens Unit SF
Studio	1	1	115	32	3,680	13,312
1 Bedroom	1	1	262	30	7,860	16,950
2 Bedroom	2	1	798	31	24,738	24,738
3 Bedroom	3	2	843	31	26,133	30,472
COMMUNITY	2	2	798	1	798	798
	1	2	853	1	853	853
TOTAL				126	87,100	87,100

PER FLOOR	Level 1	Level 2	Level 3	TOTAL BLDG	TOTAL
BUILDING A	7,388	7,388	-	14,776	29,552
BUILDING B	7,388	7,388	7,388	22,164	81,936
COMMUNITY	4,300	-	-	4,300	4,300
TOTAL					122,508

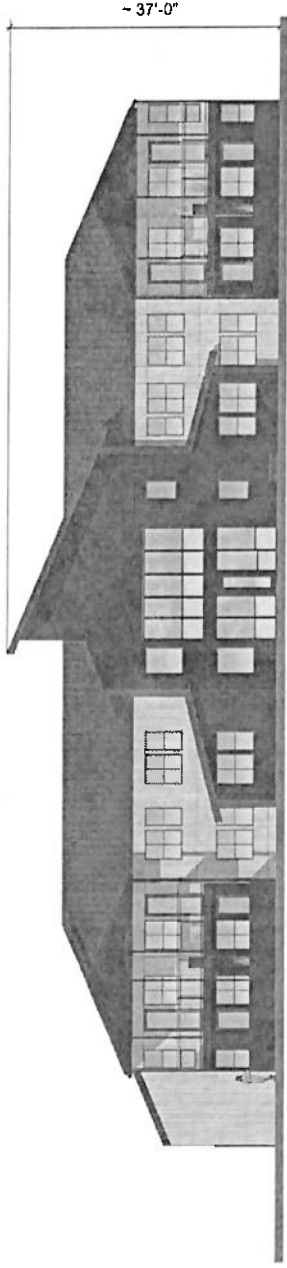
Count 2
Count 4
Count 1



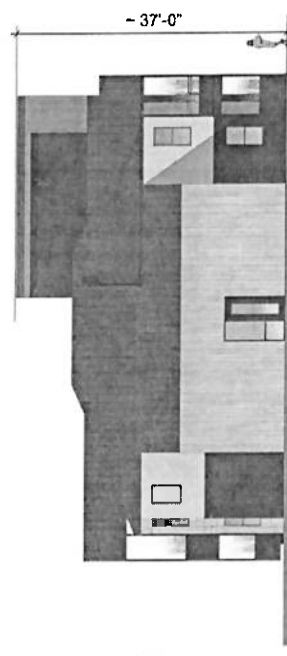
**BASS LAKE FAMILY APARTMENTS
SB 330 PREAPPLICATION PLANS**

CONCEPTUAL SITE PLAN
DAHLIN

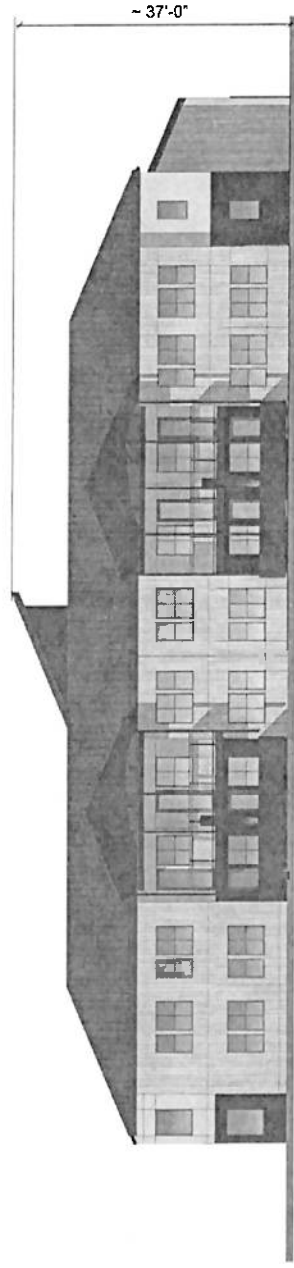
JOB NO. 735.036
DATE 01-15-2024



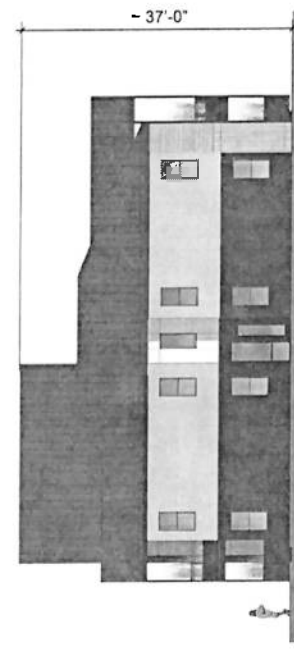
BLDG A - FRONT ELEVATION



BLDG A - LEFT ELEVATION



BLDG A - REAR ELEVATION



BLDG A - RIGHT ELEVATION



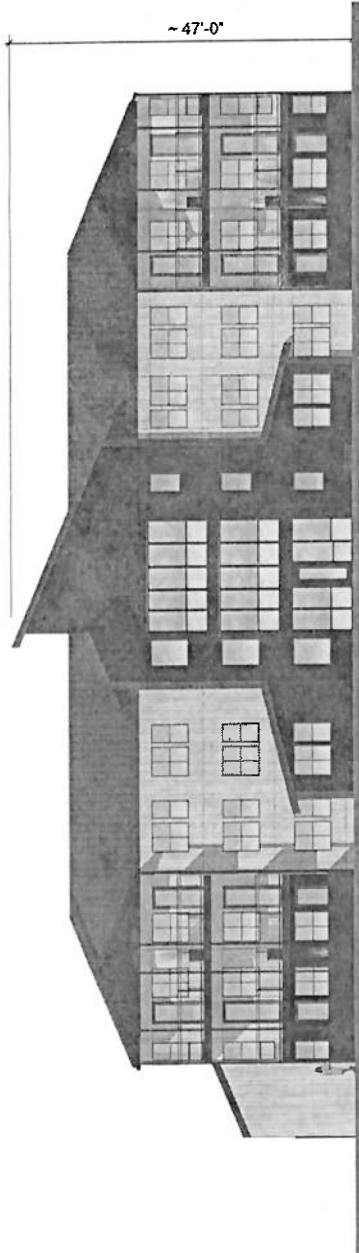
BASS LAKE FAMILY APARTMENTS
SB 330 PREAPPLICATION PLANS

CONCEPTUAL ELEVATIONS - BUILDING A

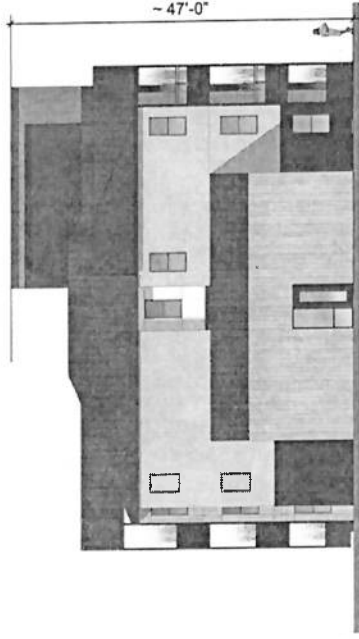
DAHLIN

JOB NO. 736.036
DATE 01-18-2024





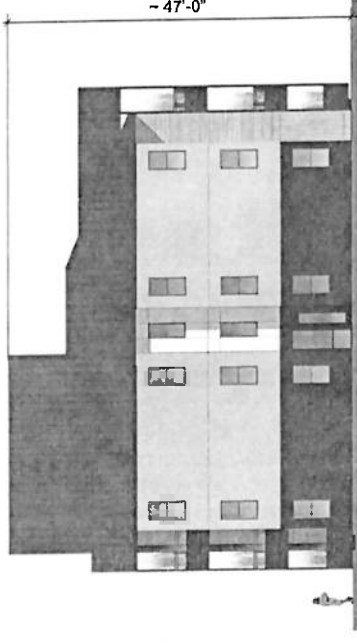
BLDG B - FRONT ELEVATION



BLDG B - LEFT ELEVATION



BLDG B - REAR ELEVATION



BLDG B - RIGHT ELEVATION



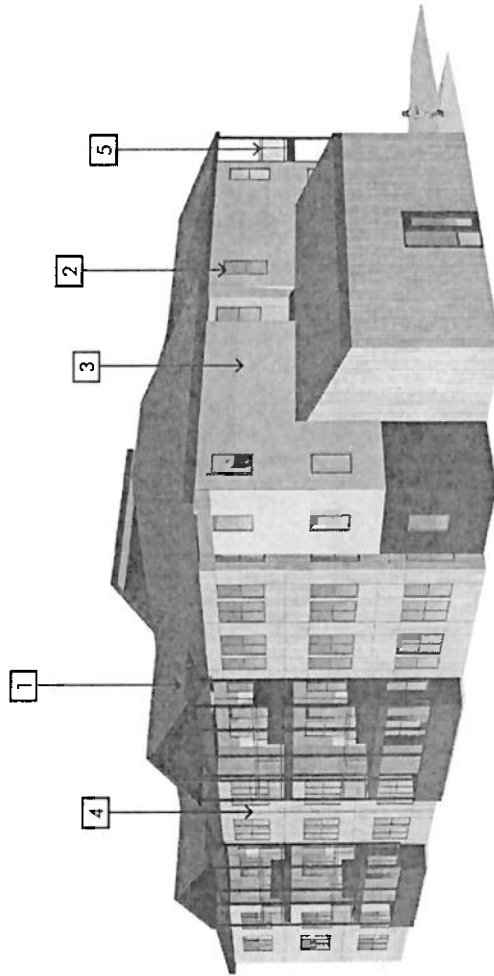
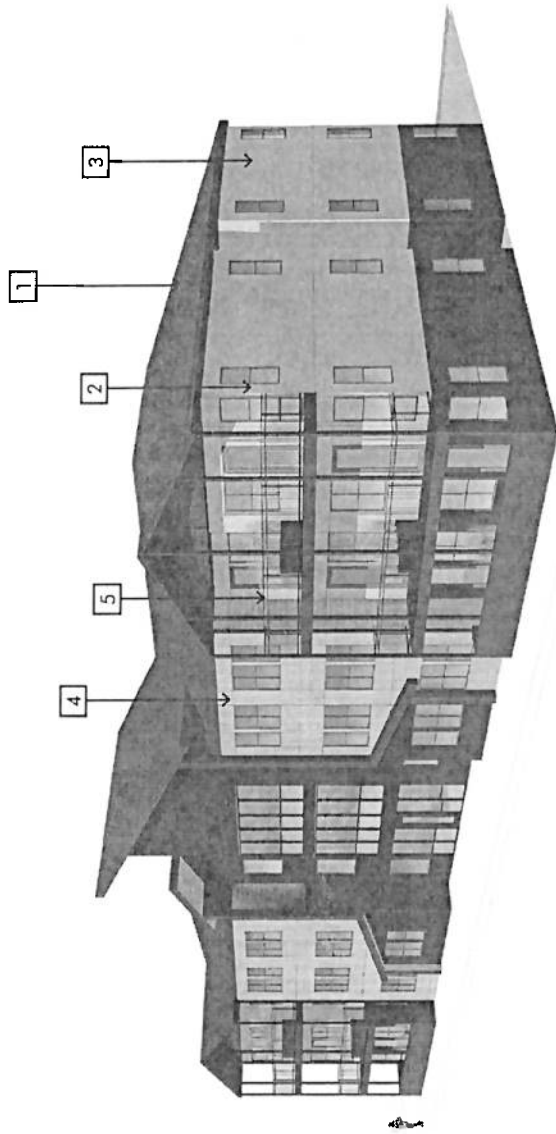
JOB NO. 738.036
DATE 01-19-2024

DAHLIN

CONCEPTUAL ELEVATIONS - BUILDING B

BASS LAKE FAMILY APARTMENTS
SB 330 PREAPPLICATION PLANS





MATERIAL LIST

- 1 COMPOSITE ROOF
- 2 VINYL WINDOWS AND DOORS
- 3 STUCCO
- 4 VERTICAL SIDING
- 5 DECORATIVE METAL RAILING



BASS LAKE FAMILY APARTMENTS
SB 330 PREAPPLICATION PLANS

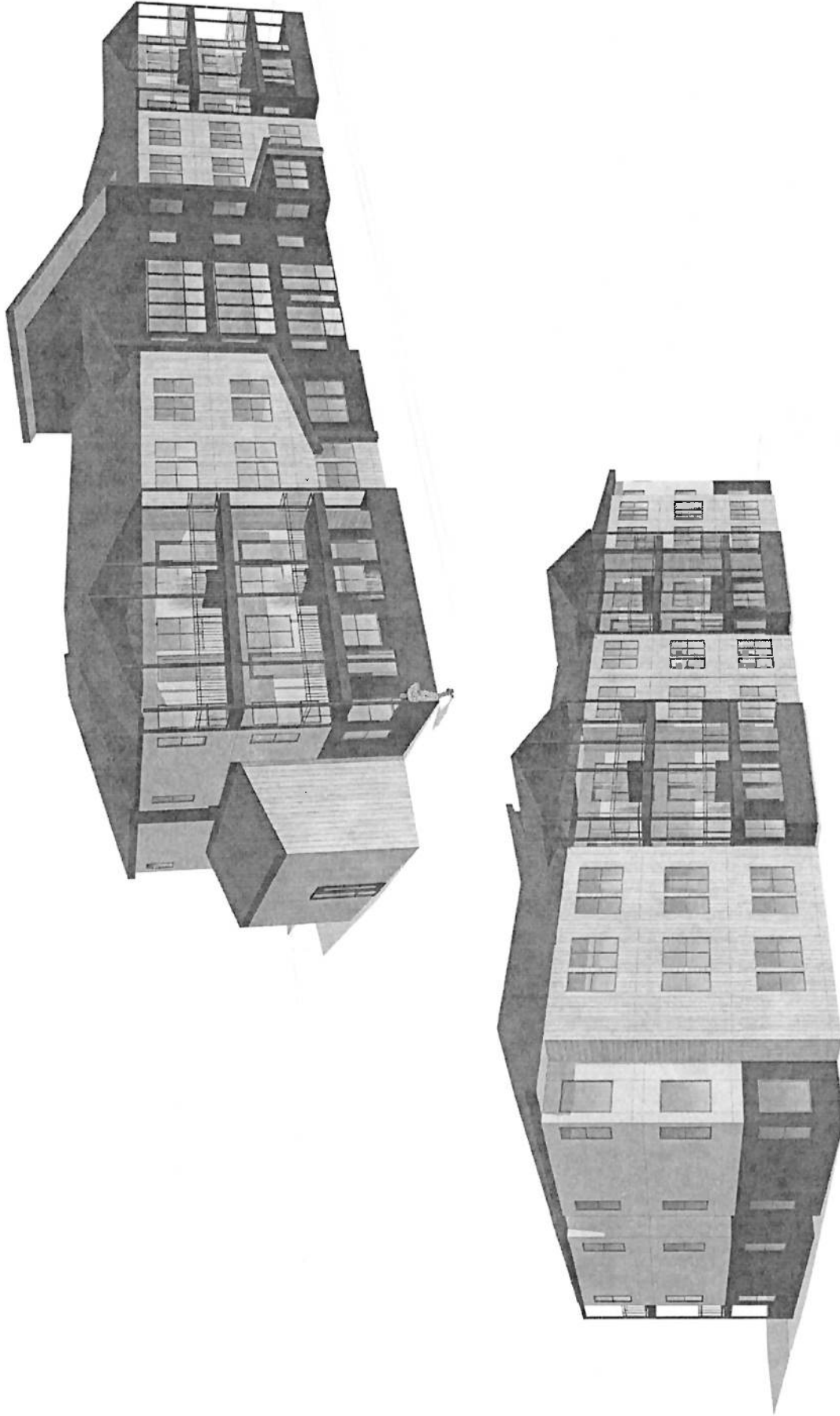
CONCEPTUAL PERSPECTIVES - BUILDING B

DAHLIN

JOB NO. 738.035
DATE 01-19-2024



3.1



**AFFIRMED
HOUSING**

**BASS LAKE FAMILY APARTMENTS
SB 330 PREAPPLICATION PLANS**

CONCEPTUAL PERSPECTIVES - BUILDING B

DAHLIN

JOB NO. 736.006
DATE 01-19-2023

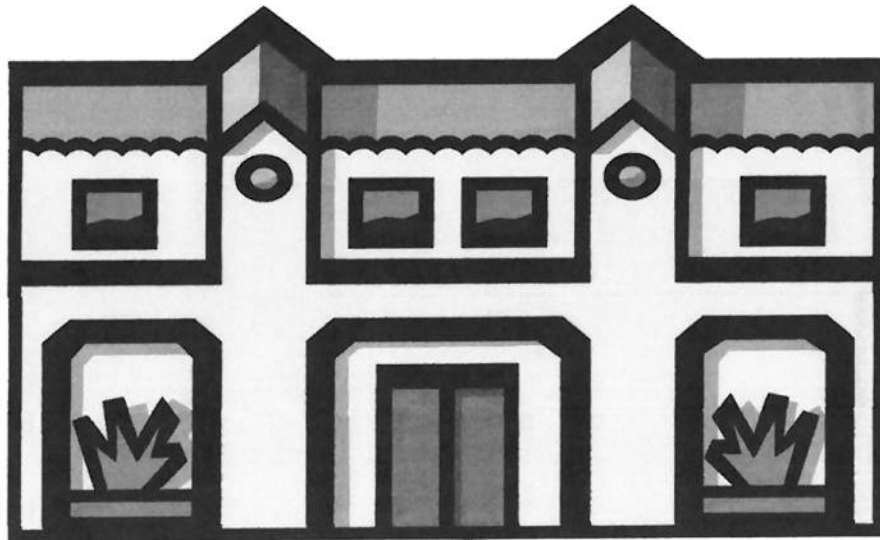


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Apartments For Rent

Apartments For Rent

Apartments For Rent



EL DORADO COUNTY
Department of Human Services
Housing Programs
2023

Information subject to change at any time. There may be additional apartments available that are not listed here. This is not meant to be an extensive list of all services offered in the County of El Dorado.

Available online at http://www.edcgov.us/Government/HumanServices/Housing/Public_Housing_Authority.aspx

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CAMERON PARK

Apartment Complex	Total # of units in complex	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Tax Credit Project	HUD or RD	Accessible	Application Fee	Applied?
Blue Oak Manor 3266 Cimarron Road Cameron Park, CA 95682 Telephone (530) 676-9000	42			X			No	No	YES	No, \$25 background	
Camorado Gardens 2537 Greenwood Lane Cameron Park, CA 95682 Telephone (530) 676-0311	36			X			No	No	YES	\$50	
Cambridge Gardens 2690 Country Club Drive Cameron Park, CA 95682 Telephone (530) 677-8210	61		X	X	X		No	No	YES	\$25	
Cambridge Oaks 2572 Knollwood Court Cameron Park, CA 95682 Telephone (916) 467-6972	20		X	X	X		No	No	YES	\$80	
Cameron Oaks 2640 Cambridge Road Cameron Park, CA 95682 Telephone (530) 676-3212	152		X	X	X		No	No	YES	\$100 hold, application fee \$59.67	
Cameron Park Village - Ages 55+ 3433 Palmer Drive Cameron Park, CA 95682 Telephone (530) 677-5548	40		X	X	X		YES	No	YES	\$35, \$600 deposit to be paid at move-in	
Cameron Ridge 3441 Mira Loma Drive Cameron Park, CA 95682 Telephone (530) 676-8066	99	X	X	X			No	No	YES	\$60	
Cimarron Townhomes 3375 Cimarron Road Cameron Park, CA 95682 Telephone (530) 672-8215	11			X			No	No	YES	\$25, month to month rental 30 days, \$1200	

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Crescenta Place 2720 La Crescenta Drive Cameron Park, CA 95682 Telephone (530) 677-1414	16			X			No	No	NO		
Garden Circle 3101 Garden Circle Cameron Park, CA 95682 Telephone Needed	20			X	X		No	No	YES	\$40	
Glenview Apartments 2361 Bass Lake Road Cameron Park, CA 95682 Telephone (530) 677-6775	88			X	X		YES	No	YES	\$35	
Green Valley Apts. 2640 La Crescenta Drive Cameron Park, CA 95682 Telephone (530) 677-3351	40		X	X	X		YES	RD	YES	\$35	
Greenwood Place 2584 Greenwood Lane Cameron Park, CA 95682 Telephone (530) 677-1604	22			X	X		No	No	YES	\$30	
Highland Apartments 2600 Knollwood Court Cameron Park, CA 95682 Telephone (530) 677-9400	64		X	X			No	No	YES	\$54	
Knolls at Green Valley 3301 Cimarron Road Cameron Park, CA 95682 Telephone (530) 676-3111	200		X	X	X		YES	No	YES		
Knollwood Park Townhomes 2262 Knollwood Drive Cameron Park, CA 95682 Telephone N/A	25			X	X		No	No	YES		
Sierra Oaks 2701 La Crescenta Drive Cameron Park, CA 95682 Telephone (530) 677-7416 Sierra Oaks Apartments in Cameron Park, CA. (liveatsierraoaks.com)	72		X	X			No	No	YES	\$40 for each over 18	
Quail Ridge 2675 La Crescenta Drive Cameron Park, CA 95682 Telephone (530) 677-7416 Quail Ridge Apartments Apartments in Cameron Park, CA (liveatquailridge.com)	46	X	X	X			No	No	YES	\$40 for each over 18	

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DIAMOND SPRINGS

Apartment Complex	Total # of units in complex	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Tax Credit Project	HUD or RD	Accessible	Application Fee	Applied?
Diamond Springs I 623 Pearl Place Diamond Springs, CA 95619 Telephone (530) 622-8553	16			X	X		No	RD	YES	\$	
Diamond Springs II 623 Pearl Place Diamond Springs, CA 95619 Telephone (530) 622-8553	23		X	X	X		No	RD	YES	\$	
Diamond Terrace 6035 Service Drive Diamond Springs, CA 95619 Telephone (530) 295-0726 <u>Diamond Terrace Apartments - El Dorado County </u> <u>AWI Apartment Communities (awiinc.com)</u>	62			X	X	X	YES	No	YES	\$25 per adult for background check, not more than 50, only upon availability of unit	

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EL DORADO

Apartment Complex	Total # of units in complex	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Tax Credit Project	HUD or RD	Accessible	Application Fee	Applied?
Pleasant Valley Apts. 6100 Pleasant Valley Road El Dorado, CA 95623 Telephone (530) 621-4031	48			X			No	No	NO	\$45	

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EL DORADO HILLS

Apartment Complex	Total # of units in complex	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Tax Credit Project	HUD or RD	Accessible	Application Fee	Applied?
Copper Hill Apartments 3440 El Dorado Hills Blvd El Dorado Hills, CA 95762 Telephone (916) 933-4400	56		X	X	X		No	No	YES	\$45, waiving this month if 24-48 hrs within tour	
Lake Forest at El Dorado Hills											
3025 Village Center Drive El Dorado Hills, CA 95762 Telephone (916) 939-3763	220		X	X	X		No	No	YES	\$	
Lesarra Apartments 2230 Valley View Parkway El Dorado Hills, CA 95762 Telephone (916) 510-0273	105		X	X	X		No	No		\$59.67	
Starling Ranch 965 Wilson Blvd El Dorado Hills, CA 95762 Telephone (916) 933-3967	160		X	X	X		No	No	Select Units		
White Rock Village 2200 Valley View Parkway El Dorado Hills, CA 95762 Telephone (916) 941-2350 2200 Valley View Parkway, El Dorado Hills, CA Mercy Housing	168		X	X	X	X	YES	No	YES	No, move in holding \$100, \$25	

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PLACERVILLE

Apartment Complex	Total # of units in complex	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Tax Credit Project	HUD or RD	Accessible	Application Fee	Applied?
Carson Ridge I 2838 Schnell School Road Placerville, CA 95667 Telephone N/A	42		X	X	X		No	RD	YES		
Carson Ridge II 2848 Schnell School Road Placerville, CA 95667 Telephone N/A	36		X	X	X		YES	RD	YES		
Coloma Apartments 2760 Coloma Street Placerville, CA 95667 Telephone (530) 621-2363	16			X	X		No	No	YES		
Cottonwood Park 3030 New Jersey Way Placerville, CA 95667 Telephone (530) 285-4936	78			X	X	X	YES	No	YES	\$25	
Deerview Park 2880 Schnell School Road Placerville, CA 95667 Telephone (530) 626-8600	46		30% of Income	30% of Income			No	HUD & RD	YES		
Placer Village 2789 Ray Lawyer Drive Placerville, CA 95667 Telephone (530) 622-0110	76			X	X	X	YES	No	YES		
Placerville Apartments 2684 Coloma Court Placerville, CA 95667 Telephone (530) 622-1186	84		30% of Income	30% of Income	30% of Income		YES	RD	YES	\$40 per person	
Ridgecrest Apartments 2640 Woodbridge Court Placerville, CA 95667 Telephone	46		X	X	X		No	No	NO		

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SHINGLE SPRINGS

Apartment Complex	Total # of units in complex	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Tax Credit Project	HUD or RD	Accessible	Application Fee	Applied?
Barnett Village 3820 Market Court Shingle Springs, CA 95682 Telephone (530) 676-0220	82			X			No	No	YES	\$	
Golden Terrace Apartments 4231 Product Drive Shingle Springs, CA 95682 (530) 676-1022 (916) 340-7515	26			X	X	X	No	No	NO	\$	
Shingle Springs Apts. 3900 Creekside Court Shingle Springs, CA 95682 Telephone (530) 622-8553	12		30% of income	30% of income			No	RD	NO	\$25 background check	
Shingle Terrace Apts. 3840 Market Court Shingle Springs, CA 95682 Telephone (530) 677-7999	72			X	X	X	YES	N	YES	\$	
Trailside Terrace Apts. 4050 Sunset Lane Shingle Springs, CA 95682 (530) 387-4243 https://www.mercyhousing.org/california/trailside-terrace/	40		X	X	X		YES	HUD	YES	\$	

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SOUTH LAKE TAHOE

Apartment Complex	Total # of units in complex	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Tax Credit Project	HUD or RD	Accessible	Application Fee	Applied?
The Aspen at South Lake 3521 Pioneer Trail South Lake Tahoe, CA Telephone (530) 541-1800A	48		X	X	X		YES	No	YES	\$45 after unit is available	
Bijou Woods 3421 Spruce Avenue South Lake Tahoe, CA Telephone (530) 544-4070	92		X	X	X	X	YES	HUD	YES	No	
Sierra Garden 1801 Lake Tahoe Boulevard South Lake Tahoe, CA Telephone (530) 541-7237	76		30% of Income	30% of Income			No	HUD	NO		
Sierra Vista Apartments 1821 Lake Tahoe Blvd. South Lake Tahoe, CA Telephone (530) 541-1105	94		X	X			No	No	NO		
Tahoe Pines 3431 Spruce Lane South Lake Tahoe, CA Telephone (530) 541-1333	28			X	X		YES	No	YES		
Tahoe Valley Townhomes 1055 Tata Lane South Lake Tahoe, CA Telephone (530) 541-7274	70		X	X	X		YES	No	YES		

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SENIOR APARTMENTS

Apartment Complex	Total # of units in complex	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Tax Credit Project	HUD or RD	Accessible	Application Fee	Applied?
Cameron Park Village 3433 Palmer Drive Cameron Park, CA 95682 Telephone (530) 677-5548	40		X				YES	No	YES		
Cottonwood Senior 2801 Clay Street Placerville, CA 95667 Telephone (530) 295-1678	81		X	X			YES	No	YES		
Diamond Sunrise* I & II 4015 Panther Lane Diamond Springs, CA 95619 Telephone (530) 622-4121 4015 Panther Lane, Diamond Springs, CA I Mercy Housing	40		30% of Income				No	HUD & RD	YES		
Lakaton Lincoln Manor 6600 Motherode Drive Placerville, CA 95667 Telephone (530) 621-4455	100	30% of Income	30% of Income				No	HUD	YES		
Kelly Ridge Apartments 1447 Herbert Avenue South Lake Tahoe, CA 96150 Telephone (530) 542-1680	32		X				YES	No	YES		
Sunrise Garden 1400 Woodman Circle Placerville, CA 95667 Telephone (530) 626-3394	67		30% of Income	30% of Income			No	HUD	YES		
Tahoe Senior Plaza 1101 Third St. South Lake Tahoe, CA Telephone (530) 542-7048	45		30% of Income				No	HUD	YES		
Tunnel Street Senior 2880 Tunnel Street Placerville, CA 95667 Telephone (530) 626-6861	38		X				No	RD	YES		