



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

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Date: April 5, 2023

To: Board of Supervisors

From: Karen Garner, Director of Planning and Building

Subject: Pre-Application PA23-0015 Community for Health and Independence Responses to J-6 Criteria listed in Sections III (C and D) for General Plan Amendment Initiation Hearing & Voluntary Conceptual Review

Applicant: Epidaurus Management Company (AKT)

Executive Summary

This proposed project, *Community for Health and Independence* (“The Community”), will require amendments to the General Plan, re-zone of project parcels, and adoption of a Specific Plan. Materials for this conceptual application are initially reviewed according to the Board of Supervisors’ Policy J-6: General Plan Amendment Initiation Process. The proposed conceptual changes to land use is provided with Table 1 and Attachment A, Exhibits A and B.

Recommendation

Staff recommends that the Board of Supervisors (BOS) take the following actions:

1. Evaluate the submitted Conceptual Review under Pre-Application PA23-0015, for the Community Health and Independence Project, as to whether the proposed General Plan Amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments); and
2. Provide the Applicant with initial feedback on the proposed project. Guidance given may initiate further vetting, analysis, and/or enhancements for aspects of this conceptual proposal through production of a complete application.

Background

The Community project applicants propose a General Plan Amendment request to apply the Community Region designation to the project site that is currently Rural Region, change the land use designation of multiple parcels from Agricultural Lands (AL) and Rural Residential (RR) to Adopted Plan (AP) through Specific Plan adoption to include residential, age-targeted residential, mixed-use, commercial, industrial/office park, and open space (Table 1 and Attachment A, Exhibits A through E). Guided by UC Davis research, the project is designed to promote healthy living through project design and includes a 200-acre research complex. The property consists of 8 parcels [117-020-005, 087-010-018, 117-020-012, 117-020-017, 117-020-010, 087-070-007, 117-020-018, 087-010-021] totaling approximately 1,460 acres and is located approximately 3 miles south of State Highway 50, along the western County border with Sacramento County.

The full proposed Community project spans both El Dorado and Sacramento Counties. Conceptual review of the western half of the proposed project is scheduled for the City of Folsom City Council on the evening of April 23, 2024, because the western half of the project property may be annexed into the City of Folsom.

Staff Analysis

Board Policy J-6 identifies Criteria for Initiation of General Plan Amendments to be used in evaluating applications. Planning staff has prepared the following the Policy J-6 (C) analysis:

1. The proposed application is consistent with the goals and objectives of the General Plan, and/or County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation plan.

Most of the Proposed Project site is currently located within a Rural Region. The objective of Rural Regions is to:

Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations. (Objective 2.1.3, Rural Regions, Land Use Element, El Dorado County General Plan. Adopted July 2004; amended August 2019).

The Proposed Project would include a General Plan Amendment to apply the Community Region designation to the portion of the project site currently located within a Rural Region. The objective of Community Regions is to:

Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting, and built design elements which contribute to the quality of life and economic health of the County. (Objective 2.1.1, Community Regions, Land Use Element, El Dorado County General Plan. Adopted July 2004; amended August 2019).

Table 1

Assessor Parcel Number	Zoning	Gen Plan now	Gen Plan future	Conceptual Specific Plan Land Use
117-020-005	AG-40	AL	AP	Commercial; Research; Med Density Residential
087-010-018	RL-40	AL	AP	Low Density Residential
117-020-012	RL-40	AL	AP	Commercial; Low, Med, and High Density Residential
117-020-017	RL-40	RR	AP	Open Space
117-020-010	RL-80	RR	AP	Low Density Residential and Parks + Open Space
087-070-007	RL-80	RR	AP	Low and Med Density Residential and Parks + Open Space, school
117-020-018	RL-80	RR	AP	Open Space
087-010-021	RL-80	RR	AP	Low Density Residential and Park
AG – Agriculture RL- Rural Lands		AL- Agricultural Lands RR- Rural Residential		AP – Approved Plan

A General Plan amendment would also be necessary to adopt a Specific Plan for the Community project, which would change General Plan designations from Agricultural Lands (AL) and Rural Residential (RR) to Approved Plan (AP). Specific Plans are a set of policies and development standards that apply to a specific geographic area that offer flexibility to create zoning standards appropriate for that location. The Specific Plan would be reviewed for consistency with applicable policies of the General Plan including (and not limited to): General Plan 2.2.1.1 (Land Use Designations), 2.8.1.1 (Lighting), TC-Xa (Direct and Cumulative Traffic Impacts), TC-Xf (Minimizing Impact to County Road System), Policy 5.2.1.2 (Adequate Quantity and Quality of Water for All Uses Including Fire Protection), 5.2.1.3 (Connection to Public Water System), 5.7.3.1 (Connection to Public Sewer System), Policy 5.7.1.1 (Adequate Emergency Water Supply, Storage, Conveyance Facilities, and Access for Fire Protection), Policy 6.2.3.1 (Adequate Emergency Water Flow, Fire Access, Firefighting Personnel and Equipment), Policy 6.2.3.2 (Adequate Access for Emergencies), 6.5.1.2 (Analysis of Noise Effects), Policy 7.4.4.4 (Impacts to Oak Resources), Policy 7.4.2.9 (Important Biological Corridor), Policy 7.5.1.3 (Cultural Resource Protection), and 10.2.1.5 (Public Facilities and Services Financing Plan). Further analysis would be conducted during future discretionary review.

Instead of a line-item approach to all General Plan policies, the following is a list of General Plan concepts that may be valuable discussion topics for this conceptual review consideration:

Agriculture: The project location includes three parcels currently General Plan designated AL, or Agricultural Lands, one of which is also zoned for Agricultural uses (117-020-005, the northwest parcel, adjacent to Sacramento County line). The Agriculture Commission would be involved with the review process of a subsequent application. Opportunities exist to establish conservation easements for nearby land that may be owned by this applicant. The Agricultural Commission would participate in discussion to determine trade-off valuations that could be incorporated into a development agreement negotiation process, as well as environmental mitigations. We received no formal comments from the Agriculture Commission through the Technical Advisory Meeting comment period, however the Agricultural Commissioner did participate in the TAC Meeting.

Housing: This proposal includes the possibility for more than 4,000 housing units to assist in meeting the County's RHNA (Regional Housing Needs Allocation), with a focus on housing for special needs and a commitment to offering affordable housing. These categories are often the most difficult to meet for the State Department of Housing and Community Development (HCD) annual progress reports. By increasing the ratio of special needs and affordable units, the County would increase the possibility that it may no longer be subject to SB 35 streamlining law, throughout the County.

Jobs/ Education: The UC Davis partnership for research and development could become incubator for young professionals to locate in the region, for existing population to grow their careers locally, and to demonstrate to the next generation that education can lead to professional success without having to leave the County. The UC Davis partnership with this proposal may also have a synergistic effect that would attract additional educational entities to the area.

School Expansion: The local Latrobe School District currently serves 170 students. This system would undergo more than a thousand percent increase in enrollment with the full build-out of this project. Local similar examples exist that have resulted in successful school expansion of this magnitude, which may be consulted and emulated.

“Road to the West”: This pre-application includes a commitment to dedicate roadway to contribute towards a vehicular connection between Latrobe Road and White Rock Road.

Board of Supervisor Meeting Minutes: On March 12, 2024, a motion was made by Supervisor Thomas, seconded by Supervisor Hidahl to direct the Department of Transportation to coordinate with the El Dorado County Transportation Commission and the Sacramento Area Council of Governments to prepare an analysis that would identify options or alternatives on a preferred route alignment for a new roadway to connect Latrobe Road to the Sacramento County Line south of the El Dorado Hills Business Park that would be consistent with the Creekside Village Specific Plan and return to the Board within four months with a recommendation on how to ensure a functional road network.

Proposal Excerpt: LATROBE ROAD TO WHITE ROCK ROAD CONNECTOR | Regional transportation planning efforts identified the potential for a Latrobe Road to White Rock Road connector that would facilitate east/west access and ultimately improve access to Highway 50, through The Community. Design of the Plan Area accommodates the Latrobe Road to White Rock Road connector by linking Plan Area roadways at the heart of the Plan Area to an approved off-site irrevocable offer of dedication (IOD) for a roadway at the south side of the proposed regional park site in the approved Carson Creek project.

2. Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development.

LAFCO’s Comments: The Community will require essential municipal services from multiple service providers within El Dorado County. These services and their respective providers include water and wastewater (El Dorado Irrigation District or “EID”), fire protection and emergency services (El Dorado Hills County Water District or “EDH Fire”), and park and recreation services (El Dorado Hills Community Services District or “EDHCSD”). The East Plan Area will require El Dorado LAFCO approval of the following changes of organization prior to receiving these services (Attachment A, Exhibits F through H):

- Annexation into EID, which will also require an amendment to EID’s sphere of influence.
- Annexation into EDH Fire (117-020-005 and 117-020-012 only).
- Annexation into EDHCSD, which will also require an amendment to EDHCSD’s sphere of influence (117-020-010 is already within EDHCSD’s sphere of influence).

El Dorado LAFCO’s approval process would occur after the County’s review process pending receipt of a complete application.

Proposal Excerpt: The project applicant will provide the necessary improvements and funding mechanisms to ensure that the infrastructure, facilities, and services for the project are provided without a negative fiscal impact to the City of Folsom, County of El Dorado, or their existing residents. These commitments include providing privately owned and maintained facilities within certain residential communities and establishing Community Facilities Districts and other funding mechanisms to ensure adequate maintenance and services at no cost to the City of Folsom, El Dorado County, or their residents.

UTILITIES + SERVICES SETTING | Key to the Plan is the development of an integrated approach to utility infrastructure and public services such that buildout of the Community for Health and Independence may be accomplished sustainably.

WATER | To serve water to the El Dorado County portion of The Community, the eastern portion of the project (East Plan Area) is proposed to annex to EID through a LAFCO process and approval of the EID Board. Additional water service options for The Community are also being investigated, including utilizing the region's larger water supply system through one or more cooperative programs by and between the local water purveyors. If feasible, a cooperative water service program could allow for more creative and efficient provision of water service to the Plan Area. To reduce potable water demands within the Plan Area, it is envisioned that The Community would include facilities to allow recycled water use within the Plan Area. A "purple pipe" system could be installed in the Plan Area to deliver recycled water to irrigated areas within the project.

WASTEWATER | Wastewater and recycled water service options for The Community are being studied. Adjacent wastewater purveyors (including City of Folsom, Sacramento Regional Sanitation District, and El Dorado Irrigation District) are potential service providers that will be appropriately analyzed. In addition, a cooperative wastewater and recycled water service program, by and between the local wastewater purveyors, could allow for more creative and efficient provision of wastewater service to the Plan Area.

ELECTRICITY | SMUD is the electricity provider for the Sacramento County/City of Folsom portion of The Community and PG&E is the electricity provider for the El Dorado County portion of the Plan Area. The Project Proponent will coordinate with SMUD and PG&E on innovative ways to serve the Plan Area.

NATURAL GAS | Natural gas services, if provided to the Plan Area, would be provided by PG&E. Provision of natural gas services to the Plan Area is to be determined.

PHONE, CABLE, BROADBAND, + INTERNET | In addition to providing high-speed internet, traditional phone, cable, and broadband services will be provided to The Community. Easy and accessible access to the internet, and other technologies, are key to the success of The Community daily way of life. The Project Proponent is working with UC Davis and their Partners, in collaboration with local internet service providers, to identify reliable and redundant sources for internet and technology services.

CIVIC SAFETY | Law enforcement, fire, and ambulance emergency response services will be provided to the Plan Area. Opportunities exist for collaboration with and between various law enforcement agencies, fire districts, and other urgent responders. Conceptual locations for safety service response are shown on the

LAND USE MASTER PLAN in the Mixed-Use areas of the Plan in both the West and East areas of the Plan; details of which will be determined during the development of the Plan through coordination with the appropriate agencies.

DRAINAGE | Drainage will generally be managed through a series of onsite drainage infrastructure (e.g., drainpipes, water quality basins, detention, and retention basins, etc.) such that the Project adheres to federal, state, and local regulations. Locations and size needs of drainage facilities are being studied and are not yet shown on the LAND USE Master Plan.

3. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design. This can be achieved by meeting one or more of the following goals and objectives:

a) Increases employment opportunities within El Dorado County.

Excerpt from El Dorado County 2021-2029 Housing Element:

Jobs to Housing Balance Government Code Section 65890.1 states that, “State land use patterns should be encouraged that balance the location of employment-generating uses with residential uses so that employment-related commuting is minimized.” This type of balance is normally measured by a jobs-to-housing ratio, which must consider the location, intensity, nature, and relationship of jobs and housing; housing demand; housing costs; and transportation systems. A jobs-to-housing ratio of 1.5:1 is considered “balanced” according to the State of California General Plan Guidelines prepared by the Governor’s Office of Planning and Research. According to SACOG, 72,766 jobs were available on the West Slope for individuals living in 109,842 housing units in 2018 (Table HO-8) (SACOG 2018). This equates to 0.7 jobs for each housing unit, indicating that many workers must commute outside the county to work.

What the enumerated jobs-to-housing ratios shown in Table HO-8 do not consider are the types and distribution of jobs in the county and the affordability of housing in each region. For example, there is currently a concentration of high-end housing development in the western part of El Dorado County (West Slope, Less City of Placerville) and a large export of workers from that same area. Although this subarea supplies a substantial percentage of El Dorado County’s jobs (50 percent of the total, according to SACOG), the result is an increasing number of individuals living in more affordable areas (in other parts of El Dorado County and Sacramento County) and commuting to work in El Dorado Hills. The mean travel time to work for El Dorado County residents is 29.3 minutes (which results in a 60-minute average commute per workday) (U.S. Census Bureau 2018).

Table HO-8
**Jobs-to-Housing Ratios
 for El Dorado County**

Subarea Growth	2018 Jobs	2018 Housing	Jobs: Housing
El Dorado County (West Slope, Less City of Placerville)	36,383	54,921	0.7:1
El Dorado Hills - Community Region	13,113	15,193	0.9:1

Excerpt from El Dorado County 2019 Economic Development Element:

OBJECTIVE 10.1.9: JOBS-HOUSING RELATIONSHIP

The County shall monitor the jobs-housing balance and emphasize employment creation.

Policy 10.1.9.1 The County shall use appropriate land use, zoning, and permit streamlining strategies, and other financial incentives to provide for and encourage a broad mix housing types that are compatible with wage structures associated with existing and forecasted employment.

Policy 10.1.9.2 Encourage specific plans and large planned developments in Community Regions and Rural Centers to include a broad mix of housing types and relate it to local wage structures to achieve balance with existing and forecasted resident household needs.

Policy 10.1.9.3 The County shall actively promote job generating land uses while de-emphasizing residential development unless it is tied to a strategy that is necessary to attract job generating land uses.

Proposal Excerpt: The Community’s employment-generating land uses are anticipated to provide jobs/housing balance within the community. The application quotes Leonard Abbeduto, Ph.D.: “For people with disabilities, employment opportunities are often limited in number and poorly matched to their individual interests and talents. Designing a community to ensure it provides a range of employment, volunteer, and learning opportunities is critical to addressing this problem, and allowing people with disabilities to live their best lives.”

JOB OPPORTUNITIES + COMMUNITY BENEFIT | The UC Davis research complex is envisioned to become a world-class center for the study of healthy aging that will also create diverse employment opportunities, including professional, medical, clinical, and research opportunities and supporting nursing and administrative positions, as well as employment opportunities outside the medical field with complimentary commercial uses. The employment-generating land uses are anticipated to provide an approximately 1.5:1 jobs-to-housing ratio.

DOMAIN EIGHT | Civic Participation + Employment
Better Service + Work Opportunities

GUIDING PRINCIPLES

D8.1 | Neighborhoods should offer employment opportunities such that residents can live and work in the same community and cultivate community engagement.

D8.2 | Neighborhoods should be designed to optimize land use synergies that promote opportunities to volunteer in the community and contribute to the community at large.

D8.3 | SECOND PLACES should offer employment opportunities attractive to a range of skill and education levels offering a range of incomes.

D8.4 | THIRD PLACES should offer a variety of recreation, education, volunteerism, and stewardship opportunities to promote learning, wellness, and sustainability.

D8.5 | Civic and employment environments should include walkable spaces with proximity to commercial services, business, and transportation; green spaces and shade; and THIRD PLACES associated with positive health attributes.

D8.6 | Civic and employment environments should promote community inclusion by including wayfinding and information gathering methods to guide and inform residents and visitors.

- b) Promotes the development of housing affordable to moderate income households earning at or below 120% of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.**

Proposal Excerpt: The proposed integrated master planned community includes various types of housing, such as age-restricted housing, multigenerational housing, multifamily housing, and affordable housing.

HOUSING DIVERSITY + REGIONAL HOUSING NEEDS ALLOCATION (RHNA) | One of the project's core goals is to promote a holistically-designed community that will accommodate seniors and individuals with disabilities, empower more independent living, foster inclusivity, and integrate healthcare and services for residents. The project proposes a diverse and vibrant mix of housing and will fill critical housing needs within both jurisdictions, including housing for seniors and individuals with special needs and physical and/or developmental disabilities. The project will also address the significant need for affordable housing in each jurisdiction and is committed to including affordable housing for all income levels. Housing opportunities attractive to working families, multi-generational families, and first-time homebuyers are also planned within the project.

GUIDING PRINCIPLES

D1.6 | Neighborhoods should contain a variety of FIRST PLACES opportunities in a unified setting. Homes for affordable housing may be vertically or horizontally mixed in neighborhoods and may be grouped or dispersed throughout neighborhoods.

c) Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.

Proposal Excerpt: The Second Places are the employment, shopping, and service areas of the Plan that provide the economic engine of the community which, in turn, provides the financial means to promote living.

Village Mixed Use | Mixed-use (MU) designated sites include retail, office, services (0.5 FAR), and residential uses (9-30du/ac) in a supportive urban setting to promote walkability and independence. Block lengths are short, and sites are laid out in a grid pattern to promote walkability and wayfinding. Village core areas with adjacent parks will be designed to create synergies between land uses, such as locating coffee shops with outdoor seating near parks.

Commercial + Research | The Plan includes General Commercial (GC) and Regional Commercial (RC) areas for neighborhood retail and a Lifestyle Center, as well as Industrial/Office Park (IND/OP) areas intended for Research and Development.

UC Davis Site/Complex | The Plan includes a large complex for UC Davis (IND/OP) that is proposed to serve as a center for the study of aging and longevity. This complex may also provide outreach and support services to the community.

Schools| Elementary schools and a middle school (PQP) are sited within neighborhoods and will provide an employment opportunity within the community.

Civic Safety| Law enforcement and fire protection services are planned in the MU Village area and provide additional employment opportunities in the Plan Area.

d) Protects and enhances the agricultural and natural resource industries.

The Community proposal does not directly protect or enhance the agricultural and natural resource industries, though there may be opportunities for offsite conservation of lands within the general area via a negotiated development agreement. The Agriculture Commission would be a key partner through such a negotiation to ensure that any arrangement would align with the Commission's goals for agricultural land preservation.

Three (3) parcels within the Community project site area have the Agricultural Lands General Plan Land Use designation, and of those three, there is a single (1) agriculture zoned parcel (117-020-005). This single parcel shares an approximate 1.26-mile western border with the County of Sacramento. Payen Road is just east of the County border, along the western edge of parcel 117-020-005. The operational Southern Pacific rail line borders the Community to the east. The remaining two (2) parcels with the Agricultural Lands designation are zoned Rural Lands. For reference, following is an excerpt from the Zoning Ordinance 130, which describes how the Rural Lands (RL) zone is applied:

Rural Lands (RL). The RL, Rural Lands Zone, is intended to identify those lands that are suitable for limited residential development based on topography, access, groundwater or septic capability, and other infrastructural requirements. This zone may be applied where resource-based industries in the vicinity may impact residential uses. Commercial support activities that are compatible with the available infrastructure may be allowed within this zone to serve the surrounding rural and agricultural communities. Although agricultural uses are allowed, these lands generally do not support exclusive agricultural use. This zone is applied to those lands to allow uses which supplement the agricultural use. For special setback purposes, the RL zone is not considered to be an agricultural or timber zone. Minimum lot size designators shall be applied to this zone based on the constraints of the site, surrounding uses, and other appropriate factors. The designator shall represent the minimum number of acres and shall be in the following increments: 10, 20, 40, 80, and 160.

There are no agriculture-designated parcels north of the proposed Community project. The Carson Creek Specific Plan is directly north of the proposed Community project. The Specific Plan area includes a mixed-use development with approximately 1,700 housing units; 40,000 square feet of commercial use; 500,000 square feet of research and development uses; 780,000 square feet of industrial uses; 37 acres of parkland; and 200 acres of open space. The Carson Creek Specific Plan area is within the El Dorado Hills Community Region.

The property to the west of the proposed Community project is designated General Agriculture (80ac) within Sacramento County. No immediate adjacent parcels in Sacramento County appear to be resource conservation areas, protected or otherwise.

D. Additional considerations for discussion may include, but not be limited to:

1. Level and diversity of community support and opposition;

As of the drafting of this report, no public comments have been received for this conceptual proposal.

2. Appropriateness of the proposed size, density and boundary of the project site;

The Board may choose to debate this discussion point relative to the materials provided with this conceptual proposal.

3. Provision of additional benefit to the community;

The Community site encompasses a portion of Latrobe Creek, though does not include that portion of the creek that passes the County border with Sacramento County. The Community proposes 416 acres of parks and open space. Though the ratio between the two may need to be corrected to enable more park acreage, according to a comment received from the El Dorado Hills Community Service District (EDHCSD). The EDHCSD's Board of Directors will be responsible for initial review and approval of parkland dedication, should the Community be annexed into the service area.

Following are descriptions of public open space, public parks, and landscape corridors from the Community proposal.

Proposal Excerpt:

GREENING AND HEALTH | Overall Plan Area “greening” and the inclusion of a variety of green spaces are key to bringing the Vision for the Community for Health and Independence to life. Green spaces refer to the variety of open spaces, parks, and plazas within The Community. Greening refers to the landscape plantings in landscape corridors along roadways, at project entries, at site developments, and in the front yards of individual home sites throughout The Community.

GREEN INFRASTRUCTURE | Green spaces and greening make up the green infrastructure system of the Plan Area which is prioritized throughout The Community. The inclusion of varied and interconnected green spaces and greening contribute to a wide variety of beneficial health outcomes, including increased physical activity, reduced obesity, reduced stress, enhanced social interaction and community engagement, and improved mental health.

GREENING STRATEGIES

- Significant tree canopy with large and diverse tree species to enhance shade in yards, parks, and plazas and along streets and trails.
- Incorporating layers of trees and understory vegetation along sidewalks and trails to make these routes more attractive, ecologically sustainable, and comfortable.
- Allotting spaces for community gardens that have good access to sunlight and fit the natural terrain and setting within walkable distance to neighbors.
- Identifying natural areas for conservation which preserve habitat and support biodiversity.

The primary green spaces (parks, open spaces, and landscape corridors) are shown on the exhibit attached. Additional green spaces and greening areas will be located throughout The Community in the commercial and employment centers, residential areas, neighborhood streets and entries, and other areas and are not specifically shown here due to the scale of the exhibit. Details of these design elements will be developed in the future with site-specific development.

4. Provision of public facilities;

Potential impacts will be analyzed through the required PFFP and FIA studies, which will become assets through the development agreement process.

Excerpt from El Dorado County 2019 Economic Development Element:

Policy 10.2.1.5 A public facilities and services financing plan that assures that costs burdens of any civic, public, and community facilities, infrastructure, ongoing services, including operations and maintenance necessitated by a development proposal, as defined below, are adequately financed to assure no net cost burden to existing residents may be required with the following development applications:

- A. Specific plans; and
- B. All residential, commercial, and industrial projects located within a Community Region or Rural Center which exceed the following thresholds:
 - 1. Residential.....50 units
 - 2. Commercial.....20 acres or 100,000 square feet
 - 3. Industrial20 acres or 250,000 square feet

5. Potential environmental effects; and

Proposal Excerpt: Environmental review for the proposed project is in progress and would be completed prior to or as part of the formal application for entitlements. El Dorado LAFCO will also require an environmental review for the annexation actions listed with Policy 2; therefore, it is in the best interest of the Applicant and all parties if one CEQA document is prepared that covers all necessary processes.

6. Future potential zoning and allowed uses.

The Specific Plan will establish zoning and development standards, all of which will be analyzed according to Land Use and Transportation General Plan policies throughout the review process.

7. Special consideration to be given to projects within high fire zone areas.

El Dorado Hill Fire Department Response:

Most of this project site is located within the high fire hazard severity zone, and some portion of the northeast quadrant it is within the moderate fire hazard severity zone. The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD Station No. 87 located at 4680 Golden Foothill Parkway, El Dorado Hills, CA 95762 in El Dorado Hills. The average response time to the project site from this fire station is approximately 8 minutes or less to 80% of the population in the area.

A subsequent application would need to meet all El Dorado Hills Fire Department requirements, including but not limited to the following:

5.7.2.1 Fire Protection

Sufficient emergency water supply, storage, and conveyance facilities for fire protection. Adequate access shall be provided.

6.2.1 Defensible Space

Tentative maps shall be conditioned to attain and maintain defensible space. Defensible Space required.

6.2.2 Limits to Development

Development in areas of moderate, high, and very high fire hazard areas shall have a WUI Fire Safe Plan. Fire Safe Plan required.

6.2.3 Adequate Fire Protection

The development shall meet uniform fire protection standards.

6.2.4 Area Wide Fire Management

Reduce fire hazards through cooperative fuel management activities.

Technical Advisory Committee

The following Agencies were invited to join the Technical Advisory Committee meeting, and the Planning Department has been meeting regularly with the City of Folsom to coordinate this pre-application review. Comments and materials were provided to the applicant team in preparation for a full application process.

AG Department Commission

Air Quality Management District

Assessor's Office Building Services

CAL FIRE Cal-Trans District 3

CAO Capital Southeast connector JPA

City of Folsom Planning Public Works Dept.

Commission on Aging

El Dorado County: Cemeteries, Chamber of Commerce, Economic Development, Emergency Medical Services, Emergency Services Authority, Farm Bureau, Farm Trails Association, Health and Human Services Agency, Housing Authority, Office of Education, Transit Authority, and Transportation Commission

El Dorado Disposal El Dorado Hills Chamber of Commerce

El Dorado Hills CSD

El Dorado Hills Fire Protection District

El Dorado Irrigation District

El Dorado Union High School District

Environmental Management

Housing Authority

Economic Development

LAFCO

Latrobe Fire Protection District

Latrobe School District

Pioneer Cemetery Commission

SPTC-JPA (Railroad Row)

El Dorado County Surveyor's Office

Required Entitlements

The following are entitlement applications that would to be included for a full review of The Community project to be considered by the Planning Commission and Board of Supervisors: General Plan Amendment (GPA); Specific Plan (SP); Zoning Amendment (Z); Tentative Subdivision Map (TM); and Development Agreement (DA) (Optional).

EXHIBITS (Attachment A)

- Exhibit A: The Proposed Community Site Plan
- Exhibit B: The Community Land Use Table
- Exhibit C: Location Map with Parcel Numbers
- Exhibit D: Existing General Plan Designations
- Exhibit E: Existing Zoning
- Exhibit F: El Dorado Irrigation District Boundaries
- Exhibit G: El Dorado Hills County Water District
- Exhibit H: El Dorado Community Services District