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MAR 18 2024

FILE # PA24-0004



EL DORADO COUNTY PLANNING AND BUILDING DEPARTMENT

EL DORADO COUNTY PLANNING SERVICES

PRE-APPLICATION AND CONCEPTUAL REVIEW PROCESS

ASSESSOR'S PARCEL NUMBER(s) 115-410-011-000

PROJECT NAME/REQUEST (Describe proposed use and use separate sheet if necessary):

Bass Lake Family Apartments
100 % Multifamily Housing Development Project per AB 2011, CA Gov Code § 65912.100. - 65912.114. 126 Dwelling Units on a 5.429 acre site providing 170 parking spaces. See Attached Plans.

IF SUBDIVISION/PARCEL MAP: Create X lots, ranging in size from .253 to 5.429 acra(s)/square feet
IF ZONE CHANGE: From NA to
IF GENERAL PLAN AMENDMENT: From NA to

APPLICANT/AGENT Jose J. Lujano, Project Manager, Affirmed Housing Group

Mailing Address 2358 Alum Rock Ave, Suite 10 San Jose CA 95118
Phone 408-823-5801 FAX jose@affirmedhousing.com

PROPERTY OWNER Affirmed Housing Group

Mailing Address 2358 Alum Rock Ave, Suite 10 San Jose CA 95118
Phone 408-823-5801 FAX jose@affirmedhousing.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT DAHLIN

Mailing Address 12030 Donner Pass Road, #1652 Truckee CA 96161
Phone 530-563-6999 FAX

LOCATION: The property is located on the S side of Green Valley Rd.
0 feet/miles At of the intersection with Bass Lake Rd.

In the Cameron Park/Rescue area. PROPERTY SIZE 5.682 Acres
Signature of property owner or authorized agent Date 4/15/2024

FOR OFFICE USE ONLY

Date 3/18/24 Fee \$4213.00 Receipt # R52624 Rec'd by PLJLM1 Census

Zoning CPO GPD C Supervisor District 2 Sec Tw n Rng

Pre-application completed by: Date completed:

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PLANNING AND BUILDING DEPARTMENT

COUNTY OF EL DORADO  
CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Application or Solicitation Number: \_\_\_\_\_  
Application or Solicitation Title: \_\_\_\_\_

Was a campaign contribution, regardless of the dollar amount, made to any member of the El Dorado County Board of Supervisors or to any County Agency Officer on or after January 1, 2023, by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes \_\_\_\_\_ No X

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

- The Applicant Yes \_\_\_\_\_ No \_
- Subcontractor Yes \_\_\_\_\_ No \_
- The Applicant's agent/ or lobbyist Yes \_\_\_\_\_ No \_\_\_\_\_

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Board of Supervisors Member(s) and County Agency Officer(s) to whom you, your subcontractors, and/or agent/lobbyist made campaign contributions on or after January 1, 2023, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Board of Supervisors Member or County Agency Officer: \_\_\_\_\_

Name of Contributor: \_\_\_\_\_

Date(s) of Contribution(s): \_\_\_\_\_

Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Board Members or County Agency Officer to whom you, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Board Members or County Agency Officers by the applicant, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

4/15/2024

\_\_\_\_\_  
Date  
Affirmed Housing  
\_\_\_\_\_  
Print Firm Name if applicable

DocuSigned by:  
Jose Lujano  
\_\_\_\_\_  
Signature of Applicant  
Jose Lujano  
\_\_\_\_\_  
Print Name of Applicant



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



MAR 18 2024

EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT

DocuSign Envelope ID: 8747AD9E-6461-488D-8FE0-9F09BF5AFB85



DEVELOPMENT SUMMARY	
Site APN	115-410-011
Site Area (Parcel A)	5.43 Acres (Gross) 236,472 SF (Gross) 5.05 Acres (Net) 220,027 SF (Net)
Number of Residential Units	126 units
Studio	32 units
1 Bedroom	30 units
2 Bedroom	31 units
3 Bedroom	31 units
Property Manager (2 Bedroom)	1 units
Property Manager (3 Bedroom)	1 units
DEVELOPMENT STANDARD	
General Plan Designation	C - Commercial (CP Community Region)
Zoning Designation	CPO - Professional Office Commercial
FAR	0.85 max      0.56
Gross Floor Area	185,338 max      122,508
Commercial to Residential Ratio <sup>11</sup>	30% min      0%
Density (units / net acre) <sup>12</sup>	20 max      24.9
Lot Area	6000 sf min      220,027
Lot Width	60' min      265'
Bldg. Ht. (max)	50' max      +/- 40'
Setbacks	
Front	10' min      20' min
Secondary Front	10' min      10' min
Side Abutting Residential	10' min      20' min
Rear	10' min      85' min
Parking	
Total Parking Spaces	126      170
EVSE Parking Spaces	17      17 of 170
ADA Parking Spaces	9      9 of 170
DENSITY BONUS NOTES	
<sup>11</sup> Indicates standards where waivers, concessions, or incentives are requested.	
<sup>12</sup> The proposed project is 100% Affordable Housing and is eligible for up to 4 Density Bonus Concessions. Applicant requests a Concession to allow 0% commercial floor area, whereas a minimum of 30% of gross floor area is required as commercial use. (Standard 130.40.180.C.1)	
<sup>2</sup> The proposed project is 100% Affordable Housing and is eligible for up to an 80% Density Bonus. Applicant requests a +/- 25% Density Bonus. (Standard 130.40.180.C.2)	

Unit Type	Bed Count	Bath Count	Gross Unit SF	Unit Count	Unit Mix (%)	Total Gross Unit SF
Studio	1	1	416	32	25.8%	13,312
1	1	1	562	30	24.2%	16,860
2	1	1	796	31	25.0%	24,676
3	2	2	983	31	25.0%	30,473
2	1	1	796	1	NA	796
3	2	2	983	1	NA	983
<b>TOTAL</b>				<b>126</b>		<b>87,100</b>

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	88,656
COMMUNITY	4,300	-	-	4,300	4,300
<b>TOTAL</b>					<b>122,508</b>

Count: 2  
Count: 1



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

CONCEPTUAL SITE PLAN



JOB NO. 736.036  
DATE 01-19-2024



1.2

**PA24-0004**

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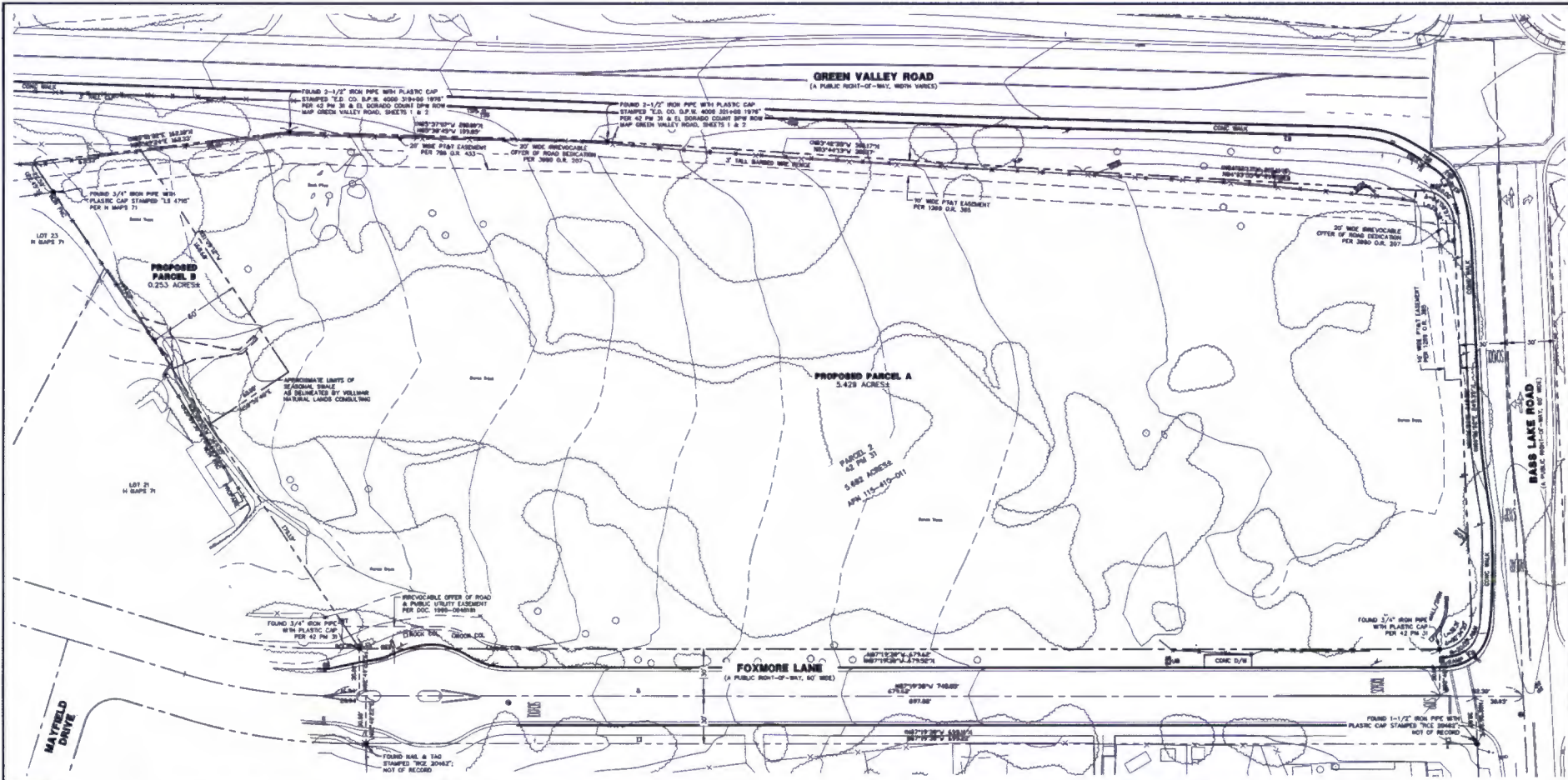
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Bass Lake Family Apartments Site Aerial



**PA24-0004**





**NOTES**

- OWNERS: GREEN VALLEY FAMILY HOUSING, L.P., A CALIFORNIA LIMITED PARTNERSHIP
- CLIENT: AFFINITY HOUSING, 280 NORTH 2ND STREET, SUITE 205, SAN JOSE, CA 95112, ATN: JOSE LILIANO
- ENGINEER/SURVEYOR: BKF ENGINEERS, 1730 N. FIRST STREET, SUITE 600, SAN JOSE, CA 95112, CONTACT: CHRISTOPHER CASSERA, PLS, TELEPHONE: 408-487-8786, EMAIL: CCASSERA@BKF.COM
- EXISTING ASSessor'S PARCEL NO.: 115-410-011
- SITE ADDRESS: APN: 115-410-011, RESCUE, CALIFORNIA
- EXISTING & PROPOSED LAND USE: EXISTING - VACANT LAND, PROPOSED PARCEL A - AFFORDABLE HOUSING, PROPOSED PARCEL B - WETLAND CONSERVATION
- EXISTING & PROPOSED NUMBER OF PARCELS: FROM 1 PARCEL TO 2 PARCELS

PARCEL #	EXISTING AREA (ACRES)	PROPOSED AREA (ACRES)
PARCEL 2	5.682 ACRES±	---
PROPOSED PARCEL A	---	5.429 ACRES±
PROPOSED PARCEL B	---	0.253 ACRES±

**NOTES (CONTINUATION)**

- SITE AREA: 5.682 ACRES; PROPOSED PARCEL A - 5.429 ACRES
- APPROXIMATE URBAN USE PERIMETER PERCENTAGE: PROPOSED PARCEL A - 88.63%
- BACKGROUND: ADJACENT SITES CONSIDERED TO BE URBAN USE FOR THE PERIMETER PERCENTAGE CALCULATIONS ARE BASED ON THAT CERTAIN MEMORANDUM PREPARED BY HARTY REISER OF IRVINE & ASSOCIATES, INC., DATED NOVEMBER 22, 2023. AFFINITY HOUSING PROPOSES TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS. PARCEL A WILL CONSIST OF APPROXIMATELY 5,429 ACRES ADJACENT TO GREEN VALLEY ROAD AND BASS LAKE ROAD AND IS PROPOSED TO BE DEVELOPED WITH A 100% AFFORDABLE HOUSING APARTMENT COMPLEX (THE "PROJECT"). PARCEL B WILL CONSIST OF AN APPROXIMATELY 0.253 ACRE PARCEL LOCATED SOUTH OF GREEN VALLEY ROAD THAT WILL BE CONVEYANED "NOT FOR DEVELOPMENT" IN FAVOR OF EL DORADO COUNTY. PARCEL B - PARCEL B IS NOT PROPOSED FOR DEVELOPMENT AND CONTAINS WETLANDS AS DEFINED IN THE UNITED STATES FISH AND WILDLIFE SERVICE MANUAL, PART 660 FW 3 (JUNE 21, 1983) AS DETERMINED BY VOLLMAR NATURAL LANDS CONSULTING. OLA CONCURS WITH VOLLMAR'S ASSESSMENT. THE PROPOSED PROJECT WILL BE LOCATED ON PARCEL B. ACCORDINGLY, THE PROPOSED PROJECT IS NOT LOCATED ON A SITE THAT IS WETLANDS, AS DEFINED IN THE UNITED STATES FISH AND WILDLIFE SERVICE MANUAL, PART 660 FW 2 (JUNE 21, 1983). THE SEPARATION OF THE PARCELS ALSO ENSURES THAT THE WETLAND WILL BE FULLY AVOIDED. PARCEL A - THE PROJECT SITE

**LEGEND**

- AC ASPHALTIC CONCRETE
- AL AREA LIGHT
- BP BACK FLOW PREVENTOR
- CB CATCH BASIN
- CL COLUMN
- CONC CONCRETE
- EB ELECTRICAL BOX
- FB FIRE HYDRANT
- GV GAS VALVE
- LANDSCAPE LANDSCAPE
- MAR MANHOLE
- SDR STORM DRAIN (DROP INLET)
- SDA STORM DRAIN (AREA DRAIN)
- SDM STORM DRAIN (MANHOLE)
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SSC SANITARY SEWER CLEANOUTS
- SSM SANITARY SEWER MANHOLE
- T8B TRAFFIC SIGNAL BOX
- TIP TRAFFIC SIGNAL POLE
- TS TRAFFIC SIGN
- UB UTILITY BOX
- WB WATER BOX
- WM WATER VALVE
- WV WATER VALVE

**BOUNDARY REFERENCES**

- ( ) RECORD DATA 42 PM 31
- ( ) RECORD DATA PER H MAPS 71
- RBMA RECORD AND MEASURED

**BOUNDARY REFERENCES**

THE BEARING NORTH 87°10'38" WEST OF THE NORTHERLY LINE OF FOXMORE LANE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON AUGUST 7, 1980 IN BOOK 42 OF PARCEL MAPS AT PAGE 31, RECORDS OF EL DORADO COUNTY.

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PLANNING AND BUILDING DEPARTMENT

REF NO. 00000001

**PRELIMINARY**  
FOR RECORD PURPOSES ONLY  
DATE: 11/20/2023

**BKF ENGINEERS**  
1730 N. FIRST STREET  
SAN JOSE, CA 95112  
TEL: 408-487-8786  
WWW.BKF.COM

**EXHIBIT - PROPOSED PARCEL MAP**  
GREEN VALLEY ROAD AT BASS LAKE ROAD, RESCUE, CA, 95822

Scale: 1" = 30'

North Arrow

Graphic Scale

City of Rescues: [ ]  
County of Butte: [ ]  
City of [ ]  
County of [ ]  
City of [ ]  
County of [ ]  
City of [ ]  
County of [ ]

Exhibit Number: [ ]

**EXHIBIT**

1 of 1

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BLDG A - FRONT ELEVATION



BLDG A - LEFT ELEVATION



BLDG A - REAR ELEVATION

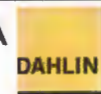


BLDG A - RIGHT ELEVATION



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

CONCEPTUAL ELEVATIONS - BUILDING A



JOB NO. 736.036  
DATE 01-19-2024



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BLDG B - FRONT ELEVATION



BLDG B - LEFT ELEVATION



BLDG B - REAR ELEVATION



BLDG B - RIGHT ELEVATION



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

CONCEPTUAL ELEVATIONS - BUILDING B



JOB NO. 736.036  
DATE 01-19-2024



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**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**



JOB NO. 736.036  
DATE 01-19-2024



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

**CONCEPTUAL PERSPECTIVES - BUILDING B**



JOB NO. 736.036  
DATE 01-19-2024



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PLANNING AND BUILDING DEPARTMENT



EL DORADO COUNTY PLANNING SERVICES

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

Check  
(√)

- | <u>Applicant</u>                    | <u>County</u>            |                                                                                                                                                                                                                                     |
|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1) Assessors Parcel Map noting the subject parcel.*                                                                                                                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2) A conceptual site plan or map plan, preferably showing the following:*                                                                                                                                                           |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | a. Number of units or lots, approximate size of lots, and overall density (buildings, square footage, parking and if multi-family housing or town homes/condos).                                                                    |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | b. Access to the site from County or State road system.                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | c. Existing Zoning and Land Use designation, and any proposed zoning or Land Use designation changes.                                                                                                                               |
| NA <input type="checkbox"/>         | <input type="checkbox"/> | d. Such items as existing/proposed open space, recreation areas, and trail systems.                                                                                                                                                 |
| NA <input type="checkbox"/>         | <input type="checkbox"/> | e. Identification of wetlands, reservoirs, creeks, slopes which are 30% or greater, key types of vegetation (trees, shrubs, grass), and any other significant natural features. The presence of these features can be approximated. |
| NA <input type="checkbox"/>         | <input type="checkbox"/> | f. Any information on previous applications and parcel creation, existing code violations, nonconforming uses, etc. that would be helpful to staff.                                                                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3) Aerial photograph of the project area.*                                                                                                                                                                                          |
| NA <input type="checkbox"/>         | <input type="checkbox"/> | 4) Any other information which helps to define the proposal, including preliminary grading, drainage, etc., which may help the review team understand and comment on the proposed project.                                          |

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.

# 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	
<b>Total No. of Units</b>	<b>126</b>
<b>Total No. of Affordable Units</b>	<b>124</b>
<b>Total No. of Density Bonus Units</b>	<b>18</b>

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
<b>Floor Area (Zoning)</b>	122,508 SF See site plan for SF per Building	0	122,508 SF
<b>Square Footage of Construction</b>	122,508 SF See site plan for SF per Building	0	<b>122,508 SF</b>

**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 or 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 APN	115-410-011	
Site Area (Parcel A)	5.43 Acres (Gross)	236,472 SF (Gross)
	5.05 Acres (Net)	220,027 SF (Net)
Number of Residential Units	126 units	
	Studio	32 units
	1 Bedroom	30 units
	2 Bedroom	31 units
	3 Bedroom	31 units
	Property Manager (2 Bedroom)	1 units
	Property Manager (3 Bedroom)	1 units
DEVELOPMENT STANDARD		
STANDARD	STANDARD	PROPOSED
General Plan Designation	C - Commercial (CP Community Region)	
Zoning Designation	CPO - Professional Office Commercial	
FAR	0.85 max	0.56
Gross Floor Area	185,338 max	122,508
Commercial to Residential Ratio <sup>4</sup>	30% min	0%
Density (units / net acre) <sup>3</sup>	20 max	24.9
Lot Area	6000 sf min	220,027
Lot Width	60' min	265'
Bldg. Ht. (max)	50' max	+/- 40'
Setbacks		
	Front	10' min / 20' min
	Secondary Front	10' min / 10' min
	Side Abutting Residential	10' min / 20' min
	Rear	10' min / 85' min
Parking		
Total Parking Spaces	126	170
	EVSE Parking Spaces	17 / 17 of 170
	ADA Parking Spaces	9 / 9 of 170
DENSITY BONUS NOTES		
* Indicates standards where waivers, concessions, or incentives are requested.		
1. The proposed project is 100% Affordable Housing and is eligible for up to 4 Density Bonus Concessions. Applicant requests a Concession to allow 0% commercial floor area, whereas a minimum of 30% of gross floor area is required as commercial use. (Standard 130.40.180.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 130.40.180.C.2)		

UNIT PLAN SUMMARY						
Unit Type	Bed Count	Bath Count	Gross Unit SF	Unit Count	Unit Mix (%)	Total Gross Unit SF
3-A	Studio	1	416	32	25.8%	13,312
2-A	1	1	562	30	24.2%	16,860
3-A	2	1	756	31	25.0%	24,075
3-A	3	2	983	31	25.0%	30,473
PM1 (2-Bed)	2	1	756	1	N/A	756
PM1 (3-Bed)	3	2	983	1	N/A	983
<b>TOTAL</b>				<b>126</b>		<b>87,100</b>

RESIDENTIAL AREA SUMMARY					
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	88,656
COMMUNITY	4,300	-	-	4,300	4,300
<b>TOTAL</b>					<b>122,508</b>

Count: 2  
Count: 4  
Count: 1



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

**CONCEPTUAL SITE PLAN**

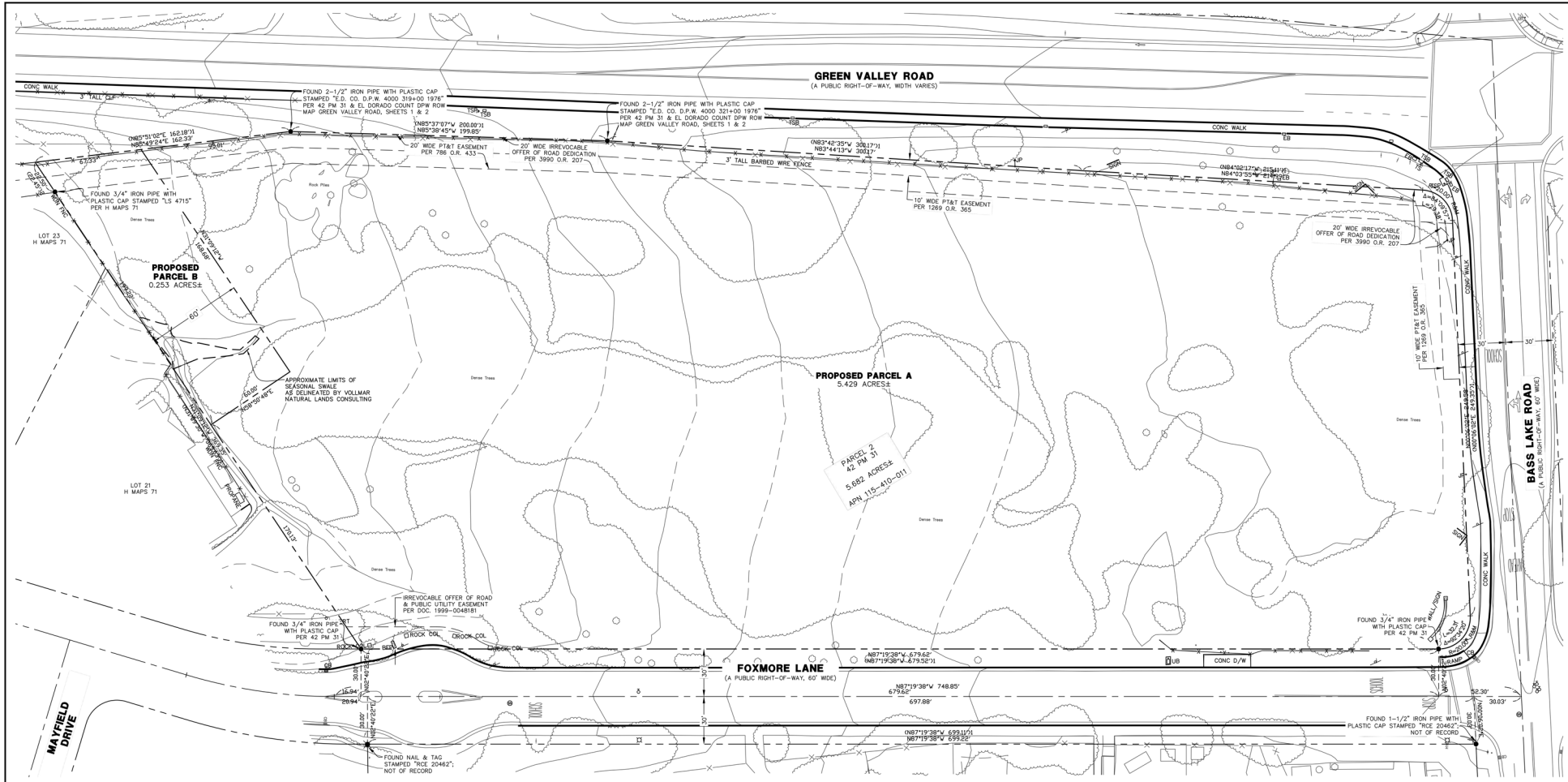


JOB NO. 736.036  
DATE 01-19-2024



1.2





**NOTES**

- OWNERS: GREEN VALLEY FAMILY HOUSING, L.P., A CALIFORNIA LIMITED PARTNERSHIP
- CLIENT: AFFIRMED HOUSING, 290 NORTH 2ND STREET, SUITE 205, SAN JOSE, CA 95112, ATN: JOSE LUJANO
- ENGINEER/SURVEYOR: BKF ENGINEERS, 1730 N. FIRST STREET, SUITE 600, SAN JOSE, CA 95112, CONTACT: CHRISTOPHER CASSERA, PLS, TELEPHONE: 408-467-9196, EMAIL: CCASSERA@BKF.COM
- EXISTING ASSESSOR'S PARCEL NO.: 115-410-011
- SITE ADDRESS: APN: 115-410-011, RESCUE, CALIFORNIA
- EXISTING & PROPOSED LAND USE: EXISTING - VACANT LAND, PROPOSED PARCEL A - AFFORDABLE HOUSING, PROPOSED PARCEL B - WETLAND CONSERVATION
- EXISTING & PROPOSED NUMBER OF PARCELS: FROM 1 PARCEL TO 2 PARCELS

PARCEL #	EXISTING AREA (ACRES)	PROPOSED AREA (ACRES)
PARCEL 2	5.682 ACRES±	---
PROPOSED PARCEL A	---	5.429 ACRES±
PROPOSED PARCEL B	---	0.253 ACRES±

**NOTES (CONTINUATION)**

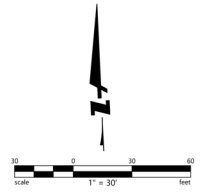
- SITE AREA: 5.682 ACRES±
- APPROXIMATE URBAN USE PERIMETER PERCENTAGE: PROPOSED PARCEL A - 89.6%  
\*ADJOINING SITES CONSIDERED TO BE URBAN USE FOR THE PERIMETER PERCENTAGE CALCULATIONS ARE BASED ON THAT CERTAIN MEMORANDUM PREPARED BY MARTY REINER OF IRVINE & ASSOCIATES, INC., DATED NOVEMBER 22, 2023.
- BACKGROUND: AFFIRMED HOUSING PROPOSES TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS. PARCEL A WILL CONSIST OF APPROXIMATELY 5.429 ACRES ADJACENT TO GREEN VALLEY ROAD AND BASS LAKE ROAD AND IS PROPOSED TO BE DEVELOPED WITH A 100% AFFORDABLE HOUSING APARTMENT COMPLEX (THE "PROJECT"). PARCEL B WILL CONSIST OF AN APPROXIMATELY 0.253 ACRE PARCEL LOCATED SOUTH OF GREEN VALLEY ROAD THAT WILL BE COVENANTED "NOT FOR DEVELOPMENT" IN FAVOR OF EL DORADO COUNTY.  
PARCEL B - PARCEL B IS NOT PROPOSED FOR DEVELOPMENT AND CONTAINS WETLANDS AS DEFINED IN THE UNITED STATES FISH AND WILDLIFE SERVICE MANUAL, PART 860 FW 2 (JUNE 21, 1993) AS DETERMINED BY VOLLMAR NATURAL LANDS CONSULTING. GLA CONSERVATION WITH VOLLMAR'S ASSESSMENT. THE PROPOSED PROJECT WILL BE LOCATED ON PARCEL B. ACCORDINGLY, THE PROPOSED PROJECT IS NOT LOCATED ON A SITE THAT IS WETLANDS, AS DEFINED IN THE UNITED STATES FISH AND WILDLIFE SERVICE MANUAL, PART 860 FW 2 (JUNE 21, 1993). THE SEPARATION OF THE PARCELS ALSO ENSURES THAT THE WETLAND WILL BE FULLY AVOIDED.  
PARCEL A - THE PROJECT SITE

**LEGEND**

- AC ASPHALTIC CONCRETE
- AL AREA LIGHT
- BFP BACK FLOW PREVENTOR
- CB CATCH BASIN
- CL COLUMN
- CONC CONCRETE
- EB ELECTRICAL BOX
- FH FIRE HYDRANT
- GV GAS VALVE
- LSCP LANDSCAPE
- MH MANHOLE
- SDDI STORM DRAIN DROP INLET
- SDAD STORM DRAIN AREA DRAIN
- SDMH STORM DRAIN MANHOLE
- SL CATCH BASIN
- SUB STREET LIGHT BOX
- SSCO SANITARY SEWER CLEANOUTS
- SSMH SANITARY SEWER MANHOLE
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- TS TRAFFIC SIGN
- UB UTILITY BOX
- WB WATER BOX
- WM WATER METER
- WV WATER VALVE

**BOUNDARY REFERENCES**

- ( ) RECORD DATA 42 PM 31
- ( ) RECORD DATA PER H MAPS 71
- R&M RECORD AND MEASURED



**BASIS OF BEARINGS**  
THE BEARING NORTH 87°19'38" WEST OF THE NORTHERLY LINE OF FOXMORE LANE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON AUGUST 7, 1990 IN BOOK 42 OF PARCEL MAPS AT PAGE 31, RECORDS OF EL DORADO COUNTY.

BKF NO. 20230861

PRELIMINARY  
FOR STUDY PURPOSES ONLY  
DATE: 11/30/2023

BKF ENGINEERS  
1730 N. FIRST STREET  
SAN JOSE, CA 95112  
408.467.9196  
WWW.BKF.COM

EXHIBIT - PROPOSED PARCEL MAP  
GREEN VALLEY ROAD AT BASS LAKE ROAD, RESCUE, CA. 95682

No.	Revisions

Date: 11/30/2023  
Scale: 1"=30'  
Drawing Number: 20230861

EXHIBIT  
1 OF 1