



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:  
  
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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	
<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 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 James P. Silverwood  
 Printed Name James P. Silverwood  
 Date 3/8/2024

Signature \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 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
Studios	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 (CFS Community Region)
Zoning Designation	CPO - Professional Office Commercial
FAIR	0.85 max
Gross Floor Area	185,338 max
Commercial to Residential Ratio <sup>1</sup>	30% min
Density (units / net acre) <sup>1,2</sup>	24.9
Lot Area	6000 sf min
Lot Width	265'
Blgd. Ht. (max)	50' max
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 EV/SE Parking Spaces: 17 ADA Parking Spaces: 9
<b>DENSITY BONUS NOTES</b>	
1. Indicates standards where waivers, concessions, or incentives are requested.	
2. The proposed project is 100% Affordable Housing and is eligible for up to 4 Density Bonus Units. The applicant requests a Concession to allow 8% Commercial Floor Area (CFA) in the project to allow for a Community Room and a Community Room. The applicant requests a Concession to allow 8% Commercial Floor Area (CFA) in the project to allow for a Community Room and a Community Room.	
3. 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	Total Gross Unit SF
S/A	1	1	415	13,312
1A	1	1	562	15,869
2A	2	2	931	27,930
3A/2 Bed	2	2	1,268	38,316
3A/3 Bed	3	2	1,963	58,890
<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	44,328
COMMUNITY	4,300	-	-	4,300	4,300
<b>TOTAL</b>				<b>42,240</b>	<b>122,508</b>

Count: 2  
Count: 4  
Count: 1

# CONCEPTUAL SITE PLAN

## BASS LAKE FAMILY APARTMENTS SB 330 PREAPPLICATION PLANS







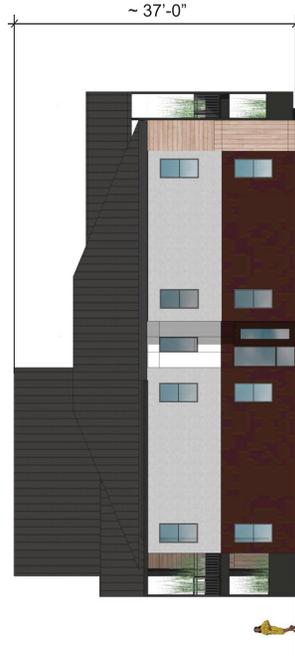
BLDG A - FRONT ELEVATION



BLDG A - LEFT ELEVATION



BLDG A - REAR ELEVATION



BLDG A - RIGHT ELEVATION





BLDG B - FRONT ELEVATION



BLDG B - LEFT ELEVATION



BLDG B - REAR ELEVATION



BLDG B - RIGHT ELEVATION



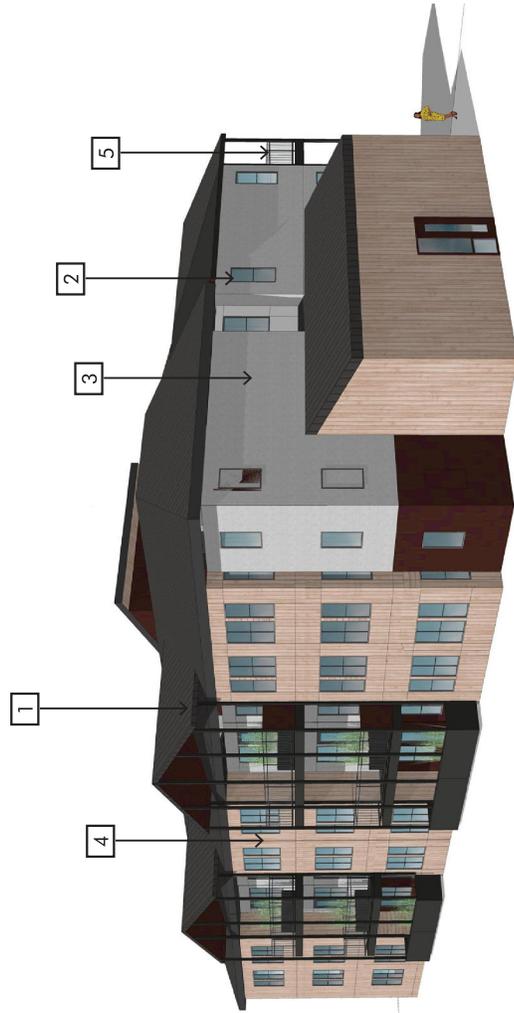
JOB NO. 736.036  
DATE 01-19-2024



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

