



PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION

RECEIVED

2850 Fairlane Court, Placerville, CA 95667
924 B Emerald Bay Road, South Lake Tahoe, CA 96150
Phone: (530) 621-5355 Email: planning@edcgov.us
https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services

FEB 18 2025
EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

APPLICATION TYPE: SB 35 Notice of Intent

FILE# PA25-0003

ASSESSOR'S PARCEL NO.(s)

PROJECT NAME/REQUEST: (Describe proposed use) Pleasant Valley SB35

APPLICANT/AGENT Jacob Serra

Mailing Address 2737 Eastern Ave Sacramento CA 95821
P.O. Box or Street City State & Zip

Phone 916 417 4000 Email: Dosamigos.916@gmail.com

PROPERTY OWNER Russell Engart

Mailing Address
P.O. Box or Street City State & Zip

Phone 916 524 4733 Email russell@engarthomes.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT Premier Design

Mailing Address 3941 Park Drive El Dorado Hills CA 95672
P.O. Box or Street City State & Zip

Phone 916 743 9223 Email premierdesign@gmail.com

LOCATION: The property is located on the side of

N/E/W/S Street or Road
feet/miles of the intersection with

N/E/W/S Major Street or Road
in the area. Property Size:

acreage/square footage
X Date 2-18-25

Signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date Fee Receipt # Rec'd by Census
Zoning GPD Supervisor District Sec Twn Rng

ACTION BY PLANNING COMMISSION
ZONING ADMINISTRATOR
PLANNING DIRECTOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date
Approved Denied
Findings and/or conditions attached

Hearing Date
Approved Denied
Findings and/or conditions attached

APPEAL

X Executive Secretary

Approved Denied

PA25-0003

Revised 07/2024

RECEIVED

FEB 18 2025

EL DORADO COUNTY
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 _____

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.

Date

Signature of Applicant

Print Firm Name if applicable

Print Name of Applicant

PA25-0003
25-0410 B 2 of 20

RECEIVED

FEB 18 2025

State of California
SB 35 Pre-Application/Notice of Intent

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Please complete all sections of this application and provide the required exhibits as described:

Subject Site Information

Assessor's Parcel Number(s): 097-010-067-000

Site Address(es), if applicable: 677 Pleasant Valley Rd
Diamond Springs, CA 95619

Property Owner Information

| | | |
|-----------------------------------------|-----------|------------|
| Contact name: Tim Bordges | | |
| Company name: Janet Bordges trust | | |
| Mailing Address: 4940 Old Frenchtown rd | | |
| City: Shingle Sprs | State: Ca | Zip: 95682 |
| Phone: 530-919-3712 | Ext: | Fax: |
| Email Address: tim@bordgestimber.com | | |

Applicant Information

| | | |
|----------------------------------------|--------|------|
| Contact name: Russell Enyart | | |
| Company name: | | |
| Mailing Address: | | |
| City: | State: | Zip: |
| Phone: 916-524-9733 | Ext: | Fax: |
| Email Address: russell@enyarthomes.com | | |

Staff Use Only

Date Filed: _____

Received By: _____

File Number: _____

RECEIVED

FEB 18 2025

EL DORADO COUNTY
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): _____

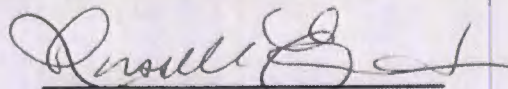
Amount(s): _____

(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.

Date 6/18/2024

Print Firm Name if applicable _____



Signature of Applicant

Russell Enyart
Print Name of Applicant

PA25-0003

**EL DORADO COUNTY BOARD OF
SUPERVISORS AND COUNTY AGENCY
OFFICERS**

Board of Supervisors

Greg Ferrero, District One

George Turnboo, District Two

Brian Veerkamp, District Three

Lori Parlin, District Four

Brook Laine, District Five

County Agency Officers

Jon DeVille, Assessor

Joe Harn, Auditor-Controller

Vern Pierson, District Attorney

Janelle K. Horne, Recorder-Clerk

Jeff Leikauf, Sheriff-Coroner-Public Administrator

Brian Frazier, County Surveyor

K.E. Coleman, Treasurer-Tax Collector

RECEIVED

FEB 13 2025

**EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT**

PA25-0003

RECEIVED

FEB 8 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Attachment A

GOVERNMENT CODE SECTION 84308

(a) The definitions set forth in this subdivision shall govern the interpretation of this section.

(1) "Party" means any person who files an application for, or is the subject of, a proceeding involving a license, permit, or other entitlement for use.

(2) "Participant" means any person who is not a party but who actively supports or opposes a particular decision in a proceeding involving a license, permit, or other entitlement for use and who has a financial interest in the decision, as described in Article 1 (commencing with Section 87100) of Chapter 7. A person actively supports or opposes a particular decision in a proceeding if that person lobbies in person the officers or employees of the agency, testifies in person before the agency, or otherwise acts to influence officers of the agency. A person is not a "participant" under this paragraph if their financial interest in the decision results solely from an increase or decrease in membership dues.

(3) "Agency" means an agency as defined in Section 82003 except that it does not include the courts or any agency in the judicial branch of government, the Legislature, the Board of Equalization, or constitutional officers. However, this section applies to any person who is a member of an exempted agency but is acting as a voting member of another agency.

(4) "Officer" means any elected or appointed officer of an agency, any alternate to an elected or appointed officer of an agency, and any candidate for elective office in an agency, other than a city attorney or county counsel providing legal advice to the agency who does not have the authority to make a final decision in the proceeding.

(5) (A) Except as provided in subparagraph (B), "license, permit, or other entitlement for use" means all business, professional, trade, and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts, and all franchises.

(B) "License, permit, or other entitlement for use" does not include any of the following:

(i) Competitively bid contracts that are required by law, agency policy, or agency rule to be awarded pursuant to a competitive process.

(ii) Labor contracts.

(iii) Personal employment contracts.

(iv) Contracts valued under fifty thousand dollars (\$50,000).

(v) Contracts where no party receives financial compensation.

(vi) Contracts between two or more agencies.

(vii) The periodic review or renewal of development agreements unless there is a material modification or amendment proposed to the agreement. Non-material modifications or amendments may be approved by agency staff.

(viii) The periodic review or renewal of competitively bid contracts unless there are material modifications or amendments proposed to the agreement that are valued at more than 10 percent of the value of the contract or fifty thousand dollars (\$50,000), whichever is less. Non-material modifications or amendments may be approved by agency staff.

(ix) Modification of or amendments to contracts that are exempt under this subparagraph, other than competitively bid contracts.

(6) "Contribution" includes contributions to candidates and committees in federal, state, or local elections.

(7) "Pending" in a proceeding involving a license, permit, or other entitlement for use means either of the following:

(A) For an officer, when either of the following occurs:

(i) An item involving the license, permit, or other entitlement for use is placed on the agenda for discussion or decision at a public meeting of the body of which the officer is a member.

(ii) The officer knows a proceeding involving a license, permit, or other entitlement for use is within the jurisdiction of the officer's agency for its decision or other action, and it is reasonably foreseeable that the decision will come before the officer in the officer's decisionmaking capacity.

(B) For a party or a party's agent, or a participant or participant's agent, when an application is filed with an agency, or, if the proceeding process does not require an application, when the proceeding is before the agency for its decision or other action.

(b) (1) While a proceeding involving a license, permit, or other entitlement for use is pending, and for 12 months following the date a final decision is rendered in the proceeding, an officer of an agency shall not accept, solicit, or direct a contribution of more than five hundred dollars (\$500) from any party or a party's agent, or from any participant or a participant's agent if the officer knows or has reason to know that the participant has a financial interest, as that term is used in Article 1 (commencing with Section 87100) of Chapter 7. This prohibition applies regardless of whether the officer accepts, solicits, or directs the contribution on the officer's own behalf, or on behalf of any other officer, or on behalf of any candidate for office or on behalf of any committee.

(2) With respect to elected officers, paragraph (1) applies only if the elected officer or the body of which they are a member has the authority to make any decision or recommendation in the proceeding.

(c) (1) Before rendering any decision in a proceeding involving a license, permit, or other entitlement for use, each officer of the agency who received a contribution within the preceding 12 months in an amount of more than five hundred dollars (\$500) from a party or from any participant shall disclose that fact on the record of the proceeding. An officer of an agency shall not make, participate in making, or in any way attempt to use the officer's official position to influence the decision in a proceeding involving a license, permit, or other entitlement for use if the officer has willfully or knowingly received a contribution in an amount of more than five hundred dollars (\$500) within the preceding 12 months from a party or a party's agent, or from any participant or a participant's agent if the officer knows or has reason to know that the participant has a financial interest in the decision, as that term is described with respect to public officials in Article 1 (commencing with Section 87100) of Chapter 7.

(2) With respect to elected officers, paragraph (1) applies only if the elected officer or the body of which they are a member has the authority to make any decision or recommendation in the proceeding.

(d) (1) If an officer receives a contribution that would otherwise require disqualification under this section, and returns the contribution within 30 days from the time the officer makes any decision, or knows, or should have known, about the contribution and the proceeding involving a license, permit, or other entitlement for use, whichever comes last, the officer shall be permitted to participate in the proceeding.

(2) (A) Subject to subparagraph (B), if an officer accepts, solicits, or directs a contribution of more than five hundred dollars (\$500) during the 12 months after the date the final decision is rendered in violation of subdivision (b), the officer may cure the violation by returning the contribution, or the portion of the contribution in excess of five hundred dollars (\$500), within 30 days of accepting, soliciting, or directing the contribution, whichever comes latest.

(B) An officer may cure a violation as specified in subparagraph (A) only if the officer did not knowingly and willfully accept, solicit, or direct the prohibited contribution.

(C) An officer's controlled committee, or the officer if no controlled committee exists, shall maintain records of curing any violation pursuant to this paragraph.

(e) (1) A party to a proceeding before an agency involving a license, permit, or other entitlement for use shall disclose on the record of the proceeding any contribution in an amount of more than five hundred dollars (\$500) made within the preceding 12 months before the date that any decision is rendered by the agency by the party or the party's agent.

(2) A party to a proceeding involving a license, permit, or other entitlement for use pending before any agency or a participant in the proceeding shall not make a contribution of more than five hundred dollars (\$500) to any officer of that agency during the proceeding and for 12 months following the date the final decision is rendered by the agency in the proceeding.

(3) An agent to a party or participant shall not make a contribution in any amount to an officer during the time periods described in paragraph (2).

(4) When a closed corporation is a party to, or a participant in, a proceeding involving a license, permit, or other entitlement for use pending before an agency, the majority shareholder is subject to the disclosure and prohibition requirements specified in this section.

(f) This section shall not be construed to imply that any contribution subject to being reported under this title shall not be so reported.

(g) For the purposes of this section, in determining whether a contribution has exceeded five hundred dollars (\$500), the contributions of an agent shall not be aggregated with contributions from a party or participant.

(h) (1) A person is the “agent” of a party to, or a participant in, a pending proceeding involving a license, permit, or other entitlement for use only if the person represents that party or participant for compensation and appears before or otherwise communicates with an agency for the purpose of influencing the proceeding on behalf of a party or participant.

(2) If an individual acting as an agent is also acting as an employee or member of a law, architectural, engineering, or consulting firm, or a similar entity or corporation, both the entity or corporation and the individual are “agents”.

(3) “Agent” includes a lobbyist registered to lobby the agency and who otherwise meets the requirements of paragraph (1).

(4) “Communicate with the agency for the purpose of influencing the proceeding” does not include either of the following:

(A) Preparing drawings or submissions of an architectural, engineering, or similar nature for a client to submit in a proceeding before the agency if both of the following conditions are met:

(i) The work is performed pursuant to the person’s profession.

(ii) The person does not make any contact with the agency other than contact with agency staff concerning the process or evaluation of the documents prepared by the person.

(B) Providing technical data or analysis to an agency if the person does not otherwise engage in direct communication for the purpose of influencing the proceeding.

(i) (1) Except as provided in paragraph (2), the provisions of this act are severable. If any provision of this act or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

(2) Subdivision (g) is not severable from paragraph (3) of subdivision (e) if paragraph (3) of subdivision (e) is held invalid in a final decision of a court of competent jurisdiction. If that occurs, subdivision (g) shall become inoperative on the date of that final decision.

(Amended by Stats. 2024, Ch. 1017, Sec. 1.5. (SB 1243) Effective January 1, 2025.)



PLANNING AND BUILDING DEPARTMENT PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

RECEIVED

FEB 18 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

Preliminary Housing Application (Government Code § 65941.1)

STATE STREAMLINING MEASURES

Please list the state streamlining provisions (i.e., bills, specific government code sections) that you are applying for:

SB35

REQUIRED EXHIBITS

In addition to completing this Preliminary Housing Application, please submit the following exhibits. Provide one (1) physical copy of Items A and E and five (5) physical copies of Items B through D. Provide electronic PDFs of Items A through E.

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (A) The specific location, including parcel numbers, a legal description, and site address, if applicable. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| (B) A site plan exhibit that shows the following: (1) Location of development on the property and approximate square footage of each building that is to be occupied. (2) Location of any recorded public easements, such as easements for storm drains, water lines, and other public rights of way. If there are no public easements, state "Not Applicable". | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Easements Not Applicable |
| (C) Elevation exhibit(s) showing design, color, material, massing, and height. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| (D) A site map showing 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. <i>If there are no such resources, state "Not Applicable."</i> | <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable |
| (E) 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. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |

I. General Project Information

(A) Describe existing uses on the project site and identify major physical alterations to the property on which the project is to be located. *Information may also be provided through an attached letter or memorandum.*

Currently 1 story commercial space
four units want to add 2 stories
16 500sqft low income housing
1 bedroom units SB35

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| (B) Proposed number of parking spaces : | |
| (C) Are any approvals under the Subdivision Map Act being requested, including, but not limited to, a parcel map, a tentative map, or a condominium map? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

II. Residential Unit Information

(A) Identify the total number of units, square feet (sf) of residential development, and square feet of non-residential development. For §65913.4 (SB 35 / SB 423) projects, the total number of units includes all projects on the site and all projects developed on sites adjacent to the site developed under SB 35 if the adjacent site has been subdivided from the SB 35 site after January 1, 2023:

| Unit Type: | # | Minimum sf | Maximum sf |
|----------------------------------------------------------|-----------|------------|------------|
| Single Unit Dwellings: | 0 | | |
| Duplex Units: | | | |
| Condominium/Halfplex Units: | | | |
| Multi-Unit Dwellings/3+ Units: | 1 | | |
| Total Number of Dwelling Units: | 16 | 500 | 500 |
| Total Square Footage of Primary Residential Development: | | | |
| Accessory Dwelling Units (ADU): | # | Minimum sf | Maximum sf |
| ADU Type 1 | | | |
| ADU Type 2 | | | |
| Total Number of ADUs: | | | |
| Total Square Footage of ADUs: | | | |
| Bedroom Types (For Multi-Unit /3+ Units/Apartments): | # | Minimum sf | Maximum sf |
| Studio Units | | | |
| 1-Bedroom Units | 16 | 500 | 500 |
| 2-Bedroom Units | | | |
| 3-Bedroom Units | | | |
| 4+ Bedroom Units | | | |
| Non-Residential Development: | | | |
| Total Square Footage of Non-Residential Development | | 4326 | |

(B) Are any of these proposed units to be **below market rate units**?

If Yes, please state the number of units and their affordability levels (i.e., percentage of Area Median Income):

Yes No

20yr 75% ^{offset} < 80% AMI income

~~1886 / mo per unit~~ ^{20yr}

\$ 1,886.00 per month per unit

(C) Identify the number of existing residential units on the project site that will be **demolished** and whether each existing unit is occupied or unoccupied:

none

(D) List and describe the number of **bonus units and any incentives, concessions, waivers, or parking reductions** requested pursuant to Government Code §65915 (Density Bonuses and Other Incentives).

20% and 11st

III. Environmental Information

(A) Are there any proposed point sources of **air or water pollutants**?
If Yes, please describe:

Yes No

(B) Are there any **species of special concern** known to occur on the property?
If Yes, please describe:

Yes No

| | |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <p>(C) Are there any historic or cultural resources known to exist on the property? If Yes, please describe:</p> | <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |
| <p style="text-align: center;"> </p> | |

Please identify whether a portion of the property is located within any of the following:

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>(D) Fire hazard.</p> <ul style="list-style-type: none"> • Within a very high fire hazard severity zone as determined by the Department of Forestry and Fire Protection pursuant to Section 51178; • Within the state responsibility area as defined in Public Resources Code Section 4102; or • The site has adopted fire hazard mitigation measures identified in Government Code Section 65913.4(a)(6)(D). | <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |
| <p>(E) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).</p> | <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |
| <p>(F) 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, unless Government Code Section 65913.4(a)(6)(E)(i) or (ii) apply.</p> | <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |
| <p>(G) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.</p> | <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |
| <p>(H) 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.</p> | <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> |
| <p>(I) 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.</p> | <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> |



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

2850 Fairlane Court, Placerville, CA 95667

924 B Emerald Bay Road, South Lake Tahoe, CA 96150

Phone: (530) 621-5355 Email: planning@edcgov.us

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

Government Code §65913.4 (SB 35/SB 423) Permit Streamlining Affordable Housing Preliminary Eligibility Determination Checklist

Overview

California Senate Bill 35 (2017 Legislative session) created a streamlined and ministerial approval process for certain housing projects under Government Code §65913.4. SB 423 (2023 Legislative session) amended and extended SB 35 to 2036. The California Housing and Community Development Department (HCD) has prepared guidelines that further explain the requirements of Government Code §65913.4. The Guidelines are available on HCD's website at <https://www.hcd.ca.gov/policy-research/docs/sb-35-guidelines-update-final.pdf>. Invocation of §65913.4 streamlining must be initiated by the project applicant and is subject to the eligibility restrictions and requirements listed in the checklist below.

To submit a complete §65913.4 application, applicants intending to invoke §65913.4 streamlining and ministerial approval process must fill out this checklist completely and provide any supporting items or documents and submit the items listed in Section C below. Incomplete applications will not be processed, and the request will be denied.

If any of the answers to the questions below are "no," then the project is not eligible for §65913.4 review and the County's standard development review process will apply, per applicable zoning regulations.

Section A. §65913.4 Preliminary Eligibility Determination Checklist

| §65913.4 Project Eligibility | | Applicant Response (N/A means not applicable) | |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|----------------------------------------|
| 1 | Is this a multifamily project with at least two attached residential units (rental or for-sale)? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 2 | Is the development located on a legal parcel or parcels that are wholly within the boundaries of an urban area as defined by the US Census Bureau: https://www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 3 | Does at least 75 percent of the perimeter of the site adjoin parcels that are developed with urban uses? For purposes of SB 35, "urban uses" means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. Parcels that are only separated by a street or highway shall be considered adjoined. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| 4 | Does the project site satisfy one of the following conditions? a. Zoned for residential use or residential mixed use. b. Has a General Plan designation that allows residential use or a mix of residential and non-residential uses. c. Meet the requirements of Gov't Code Section 65852.24. | Yes <input checked="" type="checkbox"/> Selected Option _____ | No <input type="checkbox"/> |

| | | | |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------|
| 5 | For mixed-use projects, is at least 2/3 of the floor area of the proposed building or buildings dedicated for residential uses? If not a mixed-use project, check N/A. Additional density, floor area, and units, and any other concession, incentive, or waiver of development standards granted pursuant to the Density Bonus Law in Section 65915 shall be included in the square footage calculation. The square footage of the development shall not include underground space, such as basements or underground parking garages. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| | | N/A <input type="checkbox"/> | |
| 6 | Has the applicant recorded, or is legally required to record, a land use restriction or covenant with minimum durations of 55 years for subsidized rental units in the development or 45 years for subsidized owned units in the development prior to issuance of first building permit? The county shall require the recording of covenants or restrictions for each parcel or unit of real property included in development. If recorded, submit documentation, otherwise checking yes indicates that you are willing to enter into a regulatory agreement to meet affordability requirements. Note -- Requires coordination with El Dorado County Planning Division, including preparation of an Affordable Housing Agreement. A draft copy of the Affordable Housing Agreement is required to be submitted with the formal application. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| | | | |
| 7 | Does the proposed development dedicate at least 50% of the units as affordable for households making at or below 80% of the area median income (AMI)? 80% AMI or below are those income brackets categorized as lower income, very low income, and extremely low income. Current income limits for El Dorado County are available on HCD's website at https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| | | | _____ % Affordable at or below 80% AMI |
| 8 | The project is located on a property that is outside each of the following areas (As the applicant, you are required to verify this information from Government Code §65913.4. The website addresses and government code sections serve as helpful guides. Checking Yes indicates that you have verified compliance. Please provide supporting documentation. <ul style="list-style-type: none"> • Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation (https://www.conservation.ca.gov/dlrp/fmmp/). • Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993). <i>Provide supporting documentation.</i> • A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. (https://www.fire.ca.gov/osfm/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps-2022) • 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, unless the site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code or the Department of Toxic Substances Control has cleared the site for residential use or | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| | | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| | | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

| | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>residential mixed-uses (http://geotracker.waterboards.ca.gov/ and https://www.envirostor.dtsc.ca.gov/public/).</p> <ul style="list-style-type: none"> • A flood plain as determined by maps promulgated by the Federal Emergency Management Agency (FEMA), unless the site has been subject to a Letter of Map Revision prepared by FEMA or the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations. (https://msc.fema.gov/portal/home). • A floodway as determined by maps promulgated by FEMA unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. (https://msc.fema.gov/portal/home) • Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code). <i>Provide supporting documentation.</i> • Lands under conservation easement. <i>Provide title report.</i> | <p>Yes <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p> | <p>No <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> <p>No <input checked="" type="checkbox"/></p> |
| 9 | <p>I have reviewed the Interim Objective Design Standards, and the project as proposed meets all of the development and design standards.</p> <p>If the project will include a density bonus as outlined below and will meet all required development standards with the exception of those deviations allowed through the County's density bonus program, check yes.</p> | <p>Yes <input checked="" type="checkbox"/></p> | <p>No <input type="checkbox"/></p> |
| 10 | <p>Does the proposed development meet all objective zoning standards and subdivision standards, which include but are not limited to Title 130 (Zoning Ordinance), Specific Plans, etc.?</p> <p>Note: If the proposed development is consistent with all objective subdivision standards in the local subdivision ordinance, an application for a subdivision pursuant to the Subdivision Map Act may be exempt from the requirements of the California Environmental Quality Act.</p> | <p>Yes <input type="checkbox"/></p> | <p>No <input type="checkbox"/></p> |
| 11 | <p>The development is not located on a site where any of the following apply:</p> <ul style="list-style-type: none"> • Demolition of housing (1) subject to recorded rent restrictions or (2) housing occupied by tenants within the past 10 years. • Demolition of a historic structure listed on a local, state, or federal register. • Site was previously used for housing that was occupied by tenants that was demolished within 10 years of development proponent submitting this application. | <p>Yes <input type="checkbox"/></p> | <p>No <input checked="" type="checkbox"/></p> |

| | | | |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| 12 | <p>The project proponent certifies that at least one of the following is true:</p> <ul style="list-style-type: none"> The entirety of the project is a public work as defined in Labor Code section 1720 et seq. The project is not in its entirety a public work and the developer shall comply with prevailing wage (including any reporting) requirements pursuant to Labor Code section 1720 et seq., Labor Code section 1771 et seq., and Government Code section 65913.4(8) et seq. <p>Checking yes indicates acknowledgment and agreement to comply with all prevailing wage requirements.</p> <p>Check N/A if the project includes 10 or fewer units AND is not a public work AND does not require subdivision of land.</p> | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| | | N/A <input type="checkbox"/> | |
| 13 | The project is not located on a site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act. (If not governed by any of these laws, check Yes) | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

Section B. Other Project Information

A "No" response in the following table **does not** disqualify a project from §65913.4 streamlining eligibility.

| | Additional Information | Applicant Response | |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| 1 | Does this request include a Tentative Parcel Map or Tentative Subdivision Map? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |
| 2 | Does this request include an Affordable Housing Density Bonus pursuant to County Zoning Code Section 130.31 and/or applicable state laws? If yes, include a statement with your application on how your request meets the density bonus criteria. Specify bonuses, concessions, waivers, and/or incentives that development proponent is requesting. | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

Section C. Preparing for §65913.4 Application Submittal

| PREPARING FOR §65913.4 APPLICATION SUBMITTAL |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>In addition to the §65913.4 Preliminary Eligibility Determination Checklist and its supporting documentation, please complete and submit the following documentation for the Streamlined Ministerial Housing Review in order to continue with the §65913.4 streamlining process (entitlement process):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Streamlined Ministerial Housing Application <input type="checkbox"/> Letter of Authorization <input type="checkbox"/> Grant Deed (if applicable) <input type="checkbox"/> Agreement for Payment Form <input type="checkbox"/> Copy of approved Notice of Intent Preapplication <input type="checkbox"/> Copy of Preliminary Housing Application <input type="checkbox"/> §65913.4 Preliminary Eligibility Determination Checklist <input type="checkbox"/> Draft Affordable Housing Agreement with El Dorado County Planning and Building Department <input type="checkbox"/> Tentative Map Application Materials <input type="checkbox"/> Written request for Density Bonuses, Concessions, Waivers, Incentives (Refer to requirements in Zoning Ordinance Section 130.31 [Affordable Housing Density Bonus] and/or applicable state law) <input type="checkbox"/> All required application submittal fees |

Notice: Due to the reduced processing times for eligible §65913.4 development applications, submittal of an incomplete entitlement application is grounds for denial. The denial of an application for streamlined processing does not preclude the development proponent from correcting any deficiencies and resubmitting an application for streamlined review, or from applying for the project under standard processes and procedures. If the application is denied, and the development proponent elects to resubmit an application for streamlined review, the timeframes specified in Government Code §65913.4 shall commence on the date of resubmittal.

Jacob


Senna
2-4-25

RECEIVED

FEB 18 2025

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

I. Letter of Agency

This section of the application is required to be completed only if this application is submitted by someone other than the property owner.

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Russell Enyart Phone: 916-524-9733

to apply for a Preliminary Review application for a proposed project on my property.

Signature of Owner of Record: DocuSigned by:
Tim Bodge

II. Required Exhibits

I am submitting the following exhibits. One copy of each exhibit is required and may be provided electronically:

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| (A) A legal description of the parcels subject to this application. | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| (B) A site plan exhibit that shows the location of development on the property. | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| (C) Elevation exhibit(s) showing design, color, and material, and the massing, height, and approximate square footage of each building that is to be occupied. | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| (D) A site map showing 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 and 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. <i>If there are no resources, state "Not Applicable."</i> | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Not Applicable |
| (E) An exhibit demonstrating the location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way. <i>If there are no public easements, state "Not Applicable."</i> | <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Not Applicable |