

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
BOARD OF SUPERVISORS
STAFF REPORT**



Agenda of:

March 5, 2013

Staff:

Tom Dougherty

PRE-APPLICATION - CONCEPTUAL REVIEW

FILE NUMBER: PA12-0005/El Dorado Senior Resort

APPLICANT: El Dorado Senior Housing, LLC

AGENT: Jim Davies

REQUEST: Conceptual Review with the Board of Supervisors for a senior housing resort complex.

LOCATION: South side of Pleasant Valley Road approximately, 300 feet west of the intersection with Koki Lane, in the El Dorado area, Supervisorial District 3. (Exhibit A)

APNs: 331-221-30 and 331-221-32 (Exhibit B)

ACREAGE: 8.2 acres

GENERAL PLAN: Multifamily Residential/Commercial (MFR and C) (Exhibit E)

ZONING: Limited Multifamily Residential Design Community and Commercial-Design Community (R2-DC and C-DC) (Exhibit G)

SUMMARY RECOMMENDATION: Staff recommends that the Board of Supervisors discuss issues identified by staff with project developers.

PRE-APPLICATION-CONCEPTUAL REVIEW PROCESS: The Pre-Application-Conceptual Review process was established by the Board of Supervisors on with the adoption of Resolution 043-2009 on February 24, 2009 to allow an applicant to propose conceptual plans and receive feedback from staff, the Board of Supervisors, and the public.

This process allows the applicant an intermediate step in the long and expensive entitlement process. Prior to investing in engineering, architectural, and other technical reports and products for a formal application, the applicant hopes to receive information in order to modify the proposal to address issues and concerns.

The Pre-Application is not a formal application to develop and does not provide any entitlements, commitments, or approvals; only information.

PROJECT INFORMATION

Project Description: Request for a conceptual review by the Board of Supervisors for the proposed El Dorado Senior Housing project to include the following:

- A. An 84-unit, one-, two-, and three-story senior assisted and memory care building;
- B. A 63-unit, two- and three-story senior apartment building with a restaurant on the third floor, and underground parking;
- C. Ten detached and semi-detached (joined garages) approximately 1,500 square-foot single-family homes;
- D. A 2,300 square-foot, one-story, community clubhouse and outdoor pool;
- E. Approximately 35 percent open space proposed to be utilized with a swimming pool, putting green, pickle ball court, orchard and vegetable garden planters, and a shared oak tree grove park;
- F. 243 parking spaces with 145 of those to be underground below both the apartment building, and the memory care building;
- G. One monument sign; and
- H. Two gated entrances, one with a 225 square-foot gate house.

Subsequent to the Technical Advisory Committee (TAC) meeting held January 16, 2013, the applicants revised and replaced the three original elevations with five new elevations provided as Exhibits K-1 to K-5. They determined that they wanted to keep the original Site Plan provided in Exhibit J but wanted the new elevations read together with the original site plan to show how they changed the design in response to layout issues brought up at the TAC meeting, and their January 28, 2013 meeting with the Diamond Springs-El Dorado Fire Protection District. They wanted it explained that the roof renderings shown are not in any way indicative of what they plan to submit as their final architectural design. They also wanted it explained that the individual floor areas stipulated for the single family homes, the club house, and the gate house are only approximate and that at this point in time could vary substantially.

The applicants provided the following information to explain exactly what was changed subsequent to the TAC meeting and their meeting with the Fire District:

1. Provide 50-foot setback behind the apartment building for fire truck access road** and oak tree preservation;
2. Provide 40-foot setback behind the assisted living facility for fire truck access road** and parking;
3. Provide fire truck access** into the courtyard of the assisted living facility;
4. Provide 40-foot inside radius on all roads for fire truck maneuverability;
5. Provide 30-foot setback at the EVA gate in lieu of 20-foot setback per Fire District request;
6. Narrow the “Y” at the entry gate per DOT request and modify the sign;
7. Create a “boulevard” between the apartment and the assisted living facility to contain a central tree planting strip and parking. The “boulevard” will align with the recreational area to the north, improve the aesthetics of the entire development, and reduce impervious surfaces;
8. Relocate the restaurant to the northernmost corner of the apartment building, thereby keeping it in the General Plan commercial zone. This action will eliminate the need to submit a General Plan amendment; and
9. Better defined pedestrian paths.

** Note: The bright green shaded areas represent fire access roads and are not intended for normal residential traffic. They will likely be constructed of reinforced grassy pavers or other permeable surface suitable for fire truck operation.

Site Description: The site is covered with blue oak and foothill (gray) pines of similar diameter and heights. There is evidence of past grading and digging of some portions of the property. There are some grassy drainage swales with no channel defined by water flow but no other wetland or stream features were observed. There is a six-foot tall wood fence separating the parcel from most of the residences to the south. The primary current access is at a dead end on La Selva Drive which is a gravel/dirt road that encroaches onto Pleasant Valley Road/State Route 49. The parcel also fronts Koki Lane from which the primary access is proposed. There are some six-foot tall wooden and masonry fences separating the project site from some of the commercial parcels to the north. Some of those parcels contain businesses but most contain older residences. There are numerous foot trails through the parcel presumed to be from pedestrians taking short cuts in between Koki Lane and Pleasant Valley Road/State Route 49. The terrain is varied, some of it natural and some of it from mechanical earthmoving but none of more than moderately sloped.

Adjacent Land Uses:

	Zoning	General Plan	Land Use/Improvements
Site	R2-DC and C-DC	MFR and C	Vacant
North	C-DC	MFR and C	Commercial/Single-family residence, commercial businesses
South	R2-DC and R1	MFR and HDR	Residential/Single-family residences
East	R2-DC and C-DC	MFR and C	Residential/Single-family residences and vacant land
West	R2-DC and C-DC	MFR and C	Residential/ Single-family residence

STAFF ANALYSIS

The applicants are proposing various types of living options for senior citizens. Amenities are proposed for the benefit of the residents, employees, and families of the residents. The applicant has described the project as a “Senior Resort” and intends to involve community groups, provide local employment opportunities, and to provide a safe place for senior citizens to live and receive health care at various levels.

With this current design proposal, because of the proposed land division, reduced setbacks, attached units, and other design criteria, the following applications would be required:

1. Zone Change;
2. Planned Development;
3. Tentative Subdivision Map; and
4. Special Use Permit.

The following review of General Plan Policies, Zoning Code requirements, and CEQA review standards were discussed with the applicant at a Pre-Application Technical Advisory Committee meeting. Staff also recommended that the applicants seek review of any preliminary plans by the Diamond Springs-El Dorado Fire Protection District, El Dorado Transit, and Caltrans prior to submittal to the County.

General Plan Land Use Consistency

The project site has a primary land use designation of Multifamily Residential (MFR), with a small triangular portion being designated Commercial (C). Policy 2.2.1.2 states the purpose of the MFR designation is “to identify those areas suitable for high-density, multifamily structures such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses) and multiplexes. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. The minimum allowable density is five dwelling units per acre, with a maximum density of 24 dwelling units per acre.” Although a senior living and care facility such as this has a commercial aspect to it, it is primarily a residential use and therefore MFR is the

appropriate land use designation. A General Plan Amendment would be required to change the C-designated portion to MFR if residential uses are proposed within the triangular portion however, the applicants have revised the layout to place the proposed commercial restaurant within the triangle designated for Commercial.

General Plan Policy Issues

- A. General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site. There may be a conflict created by proposing to locate the three-story portions of the proposed structures so close to the existing single-family dwellings to the south. Staff recommends that the applicants consider a redesign of the project to minimize impacts of the three-story structures on the single-family dwellings adjacent to the south.
- B. The project is inconsistent with General Plan Policy 7.4.4.4 concerning oak tree canopy removal. Currently there is no other option available but to retain enough canopy to be consistent with Option A. The applicants could consider developing the project in phases that are consistent with the retention standards until another option for Policy 7.4.4.4 compliance is available.
- C. Policy 2.8.1.1 requires that development limit excess nighttime light and glare from parking area lighting, signage, and buildings. Submittal of specification sheets for the lights that shows consistency with IESNA full cutoff standards and a photometric study that shows no lighting will escape past the property lines will be required. Planning would be recommending that no outdoor pole light exceed 15-feet in height.
- D. Policy TC-2f requires that the County work with the El Dorado Transit Authority and support the provision of paratransit services and facilities for elderly and disabled residents, and those of limited means, which shall include bus shelters, bus stops, and ramps at stops.
- E. General Plan Policy TC-Xe requires that projects that “worsen” traffic by two percent, or 10 peak hour trips, or 100 average daily trips construct (or ensure funding and programming of) improvements to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT determined this project would exceed General Plan thresholds requiring preparation of a Traffic Study.
- F. Policy TC-4i requires that projects within Community Regions include pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities where feasible. The sidewalks proposed would be required to join the existing sidewalks on Koki Lane and possibly to have at least one sidewalk connecting at a point near Pleasant Valley Road/SR 49 to meet a future sidewalk along that road. There is a Class 2 Bike Lane proposed for Pleasant Valley Road/State Route 49. Policy

9.1.2.4 requires that discretionary projects be evaluated for their ability to implement the Bikeway Master Plan. The project would need to include provisions for bicycle parking on the site utilizing Section 5.105.4.1 and 2 of the 1020 California Green Building Standards Code as a guide, at locations at the discretion of the applicants but convenient from adjoining streets and distributed proportionally for use by both the apartment and assisted living buildings. The intent being to have at least the option available to residents, visitors, and employees of utilizing bicycles for alternative transportation.

- G. General Plan Policy 2.2.3.1 states that applications for Planned Developments require that 30 percent of the project area be designated as open space.

Zoning Consistency

- A. The parcels are zoned Limited Multifamily Residential Design Community and Commercial-Design Community (R2-DC and C-DC). The R2 Zone District allows multiple-family dwellings without limit to the number of units per structure, and Attached single-family dwellings and accessory uses by right. Health facility, community care facility, or clinics require a special use permit (SUP). The project would require a rezone request to change the commercially designated portion proposed to be utilized for residential purposes to R2-DC to be consistent with the MFR land used designation. The portion proposed for the commercial restaurant would remain designated C-DC.
- B. The applicant is requesting reduced building setbacks from the 20 foot front, 5 foot side, and 15 foot rear setbacks for the single-family homes and gate house. These requests would be included in the PD request.
- C. The design review required by the Design Community overlay will be part of the Planned Development process. The submittal of elevations clearly showing building materials, colors, signs, building exterior lighting locations, trash enclosures and the buffering of any outside equipment will be required.

The applicants will utilize the Historic Design Guide for the design reference for the building, trash enclosure, lighting fixtures, and sign material appearance and colors. Roof equipment must not be visible from ground level, and ground equipment must be shielded by landscaping, fences or other screening.

- D. The R2 Zone District allows one unlighted sign not exceeding twelve square feet in area. Other sign sizes require a special use permit.
- E. The R2 Zone District has a maximum 40-foot height requirement. Compliance with the height requirement includes shielding the roof equipment.
- F. Parking shall comply with Zoning Code Chapter 17.18 requirements for all structures/uses and shall also include anticipated visitor and employee parking spaces.

The applicant should coordinate with the Fire District for ambulance parking area ideas, and the designs for the underground parking areas to assure adequate fire access.

- G. The preliminary landscape plan must comply with Zoning Code Chapter 17.18.090 and General Plan Policies 7.3.5.1, 7.3.5.2, and 7.4.4.4 and include plants from the Drought Resistant Plant List available at Planning Services. The following additional information would need to be submitted prior to final inspection of installed landscaping and should be considered in the initial design:
1. Model Water Efficient Landscape documents consistent with the new County Model Water Efficient Landscape Ordinance.
 2. An irrigation audit report or survey approved by El Dorado Irrigation District with the Certificate of Completion.
- H. Subsequent to the TAC meeting with the applicant, Planning contacted the Diamond Springs-El Dorado Fire Protection District to provide them with the project details, as requested by the applicant. Their initial review noted that 20-foot wide roads would be required around the two large structures for emergency access. Grassy pavers or similar could potentially be utilized versus solid paving or concrete.

CEQA

An analysis of any potential off-site environmental impacts including improvements for utilities will be necessary for CEQA compliance. The Greenhouse Gas and Air Quality analysis must include analysis of the construction activities. Staff advised the applicant to contact the El Dorado County Air Quality Management District prior to initiation of the study so it will include all their requirements and recommendations for complete studies.

The project would potentially create noise levels from the air conditioners and other equipment exceeding the thresholds established in Table 6.2 of the General Plan. A noise analysis would be required. If the underground parking areas will require jack-hammering or similar long-term noise creating techniques outside of what would be considered typical construction project noises, the noise analysis must examine those techniques and recommend mitigation measures.

DISCLAIMER

The preliminary analysis by Planning Services is based upon the documentation provided for the Conceptual review. While Planning Services makes every attempt to provide a comprehensive review for future formal applications, often the information submitted by the applicant changes over time. Additional information and studies may be required by the application at the time of submittal. Any re-design of the project or potential impacts not known at the time of Conceptual Review may require additional information in order to process formal applications. A full review of a formal application may present issues and impacts not addressed in the Conceptual Review.

SUPPORT INFORMATION

Attachments to Staff Report:

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	Record of Survey 31/12
Exhibit D.....	Parcels Only Map
Exhibit E.....	General Plan Land Use Designations Map
Exhibit F.....	El Dorado-Diamond Springs Community Region Map
Exhibit G.....	Zoning Designations Map
Exhibit H.....	Missouri Flat Area Master Circulation and Funding Plan (MC&FP) Map
Exhibit I.....	Missouri Flat Design Guidelines Area Map
Exhibit J.....	Site Plan
Exhibits K-1 to K-5.....	Elevations
Exhibit L.....	Diamond Springs-El Dorado Circulation Exhibit and Map
Exhibit M.....	DOT Memorandum; January 11, 2013 (five pages)
Exhibit N.....	Health and Human Services Agency Memorandum; January 10, 2013 (two pages)
Exhibit O.....	Aerial photo

The map displays a complex network of roads and residential areas. Key features include:

- Highways:** US HWY 50 runs horizontally across the top left. STATE HWY 49 runs vertically along the right side.
- Neighborhoods:** Numerous areas are labeled, including SUNSHINE, GYPSY, ECHO, SAYOMA, RADIANT, BRYANS, BADGER, LEROY RANCH, BREW, ONRAMP, PERRY, BESTAM, COUGAR, LOCKE, TRUCK, LINCKLEY, ARK, SHADY OAK, FOWLER, SOUTHWEST, TULLIS MINE, GRIFFO, SUNLIGHT, PATRISON, UNION MINE, WINDWARD, TRUSCOTT, PAGE, POLO, OAKHILL, LINDA, RIBBON, CHESNUT, HAYWARD, ENTERPRISE, PLEASANT VALLEY, and many others.
- Water Features:** Silver Lode, Del Prado, and State Creek are labeled.
- Proposed Site:** A shaded rectangular area in the lower right quadrant is labeled "Proposed Site".

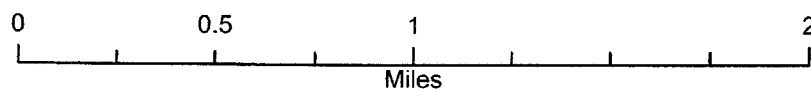


Exhibit A

POR. N.1/2 SEC 35, T.10N., R.10E., M.D.M.
EL DORADO TOWNSITE, POR. BLOCK 16

331:22

1" equals 100'

Exhibit B

THIS MAP IS NOT A WARRANTY. It is intended to be used as a guide only. Assessor's Office for location and purposes only. No calculations and characteristics are not guaranteed. Some unusual survey notes such as, determinations and coverage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Circles
Assessor's Parcel Numbers Shown in Circles

Rev. June 30, 2008

Assessor's Map Bk. 331, Pg. 22
County of El Dorado, CA

31/12

31/12

Exhibit C

31/12

LEGEND

- --- FND. 3/4" C.I.P. STAMPED L.S. 2843.
- --- FND. 3/4" C.I.P. STAMPED P.L.S. 4327.
- --- FND. 1" C.I.P. NO I.D.
- --- FND. 1-1/2" C.I.P. STAMPED R.G.E. 26542.
- --- FND. 3/4" C.I.P. STAMPED L.S. 5526.
- --- SET 3/4" C.I.P. STAMPED L.S. 5526.
- --- MONUMENTS OR POINTS PER R.S. 30-66 NOT LOCATED OR FOUND ON THIS SURVEY.
- --- COMPUTATION POINT, NOTHING FOUND OR SET.
- EXISTING FENCE.
- N.T.S. --- NOT TO SCALE.

REFERENCES

- R.S. 25-52
- DOC. 07-65422
- DOC. 06-34348
- P.M. 47-48
- R.S. 30-66
- CERT. OF COMPLIANCE DOC. 05-108421

RECORD OF SURVEY A PORTION OF THE N.E. 1/4 OF SECTION 35, T. 10 N. R. 10 E., M.D.M., BEING A PORTION OF LOT 3, BLOCK 16 OF THE "TOWNSITE OF EL DORADO" COUNTY OF EL DORADO ~ STATE OF CALIFORNIA JANUARY, 2008 SCALE: 1" = 60'

DAVID F. WADDELL - LAND SURVEYOR, INC. O
PLACERVILLE, CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF DALE A. HARTWICK IN DECEMBER 2007.

David F. Waddell
DAVID F. WADDELL LS 5526
LICENSE EXPIRATION DATE 4-30-08.



COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 30th DAY OF JUNE, 2008.

DANIEL S. RUSSELL
DANIEL S. RUSSELL LS 5017 LICENSE EXPIRES 12-31-09.
COUNTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA



BY: *Richard L. Briner*
RICHARD L. BRINER LS 5084 LICENSE EXPIRES 06-30-09
DEPUTY SURVEYOR
COUNTY OF EL DORADO, CALIFORNIA

COUNTY RECORDER'S STATEMENT

FILED THIS 30th DAY OF JUNE, 2008, AT 15:28:11.
IN BOOK 31 OF RECORD OF SURVEYS AT PAGE 12, AT THE REQUEST
OF DALE A. HARTWICK & PIEDMONT OAK ASSOCIATES, LLC.
DOCUMENT NO. 2008-31894

William F. Schultz
WILLIAM F. SCHULTZ
COUNTY RECORDER, CLERK
COUNTY OF EL DORADO, CALIFORNIA

BY: *Danielle Wilson*
DANIELLE WILSON
DEPUTY

NOTE(S)

- (1) THE PURPOSE OF THIS SURVEY IS TO DELINEATE AND SHOW THE MONUMENTATION OF LOT LINE ADJUSTMENT B.L.A. 05-132, APPROVED JANUARY 1, 2008, AS REQUIRED BY SECTION 8762(b)(3) OF THE PROFESSIONAL LAND SURVEYORS' ACT.

BASIS OF BEARINGS

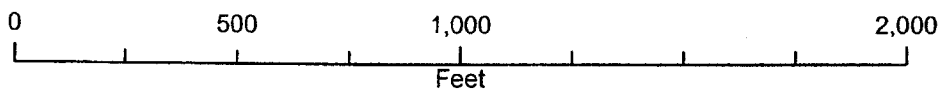
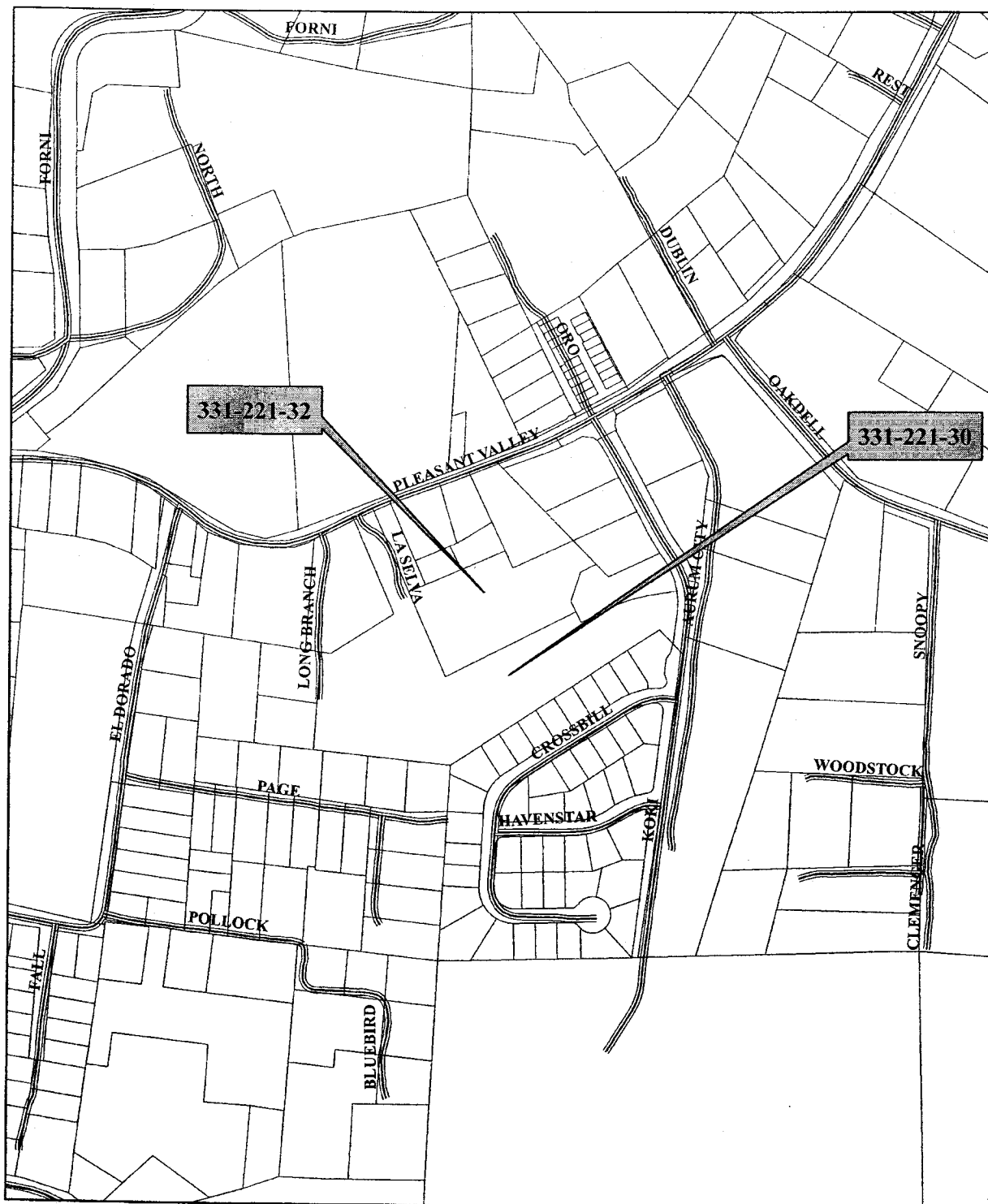
THE MERIDIAN OF THIS SURVEY IS IDENTICAL TO THAT OF R.S. 25-52, AS BASED UPON FOUND MONUMENTS, AND IS TRUE NORTH

EXISTING ASSESSOR'S PARCEL NO. 331-221-14 & 27

AI 5

31/12

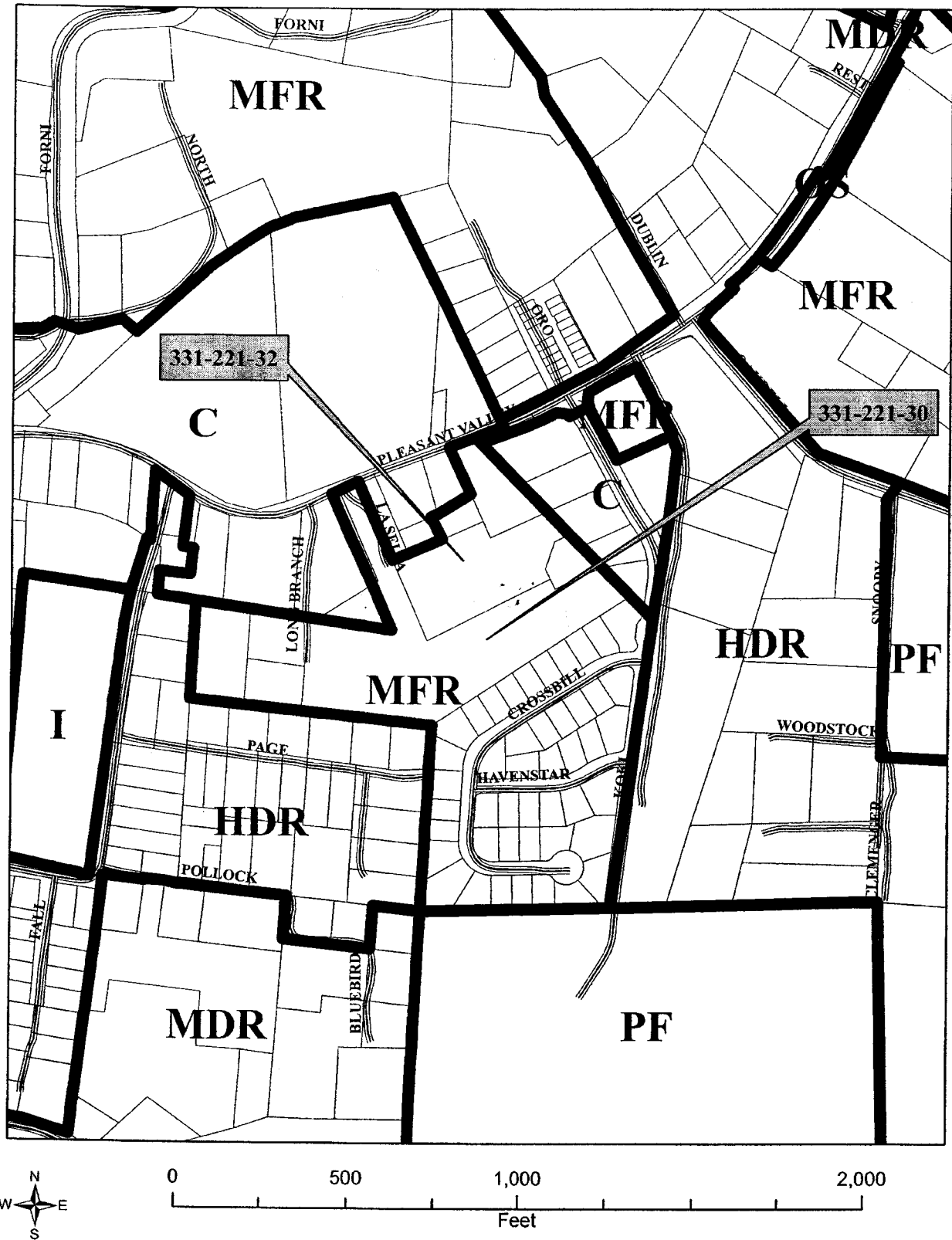
Parcels Only Map



File Number PA12-0005

Exhibit D

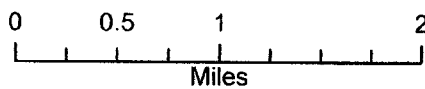
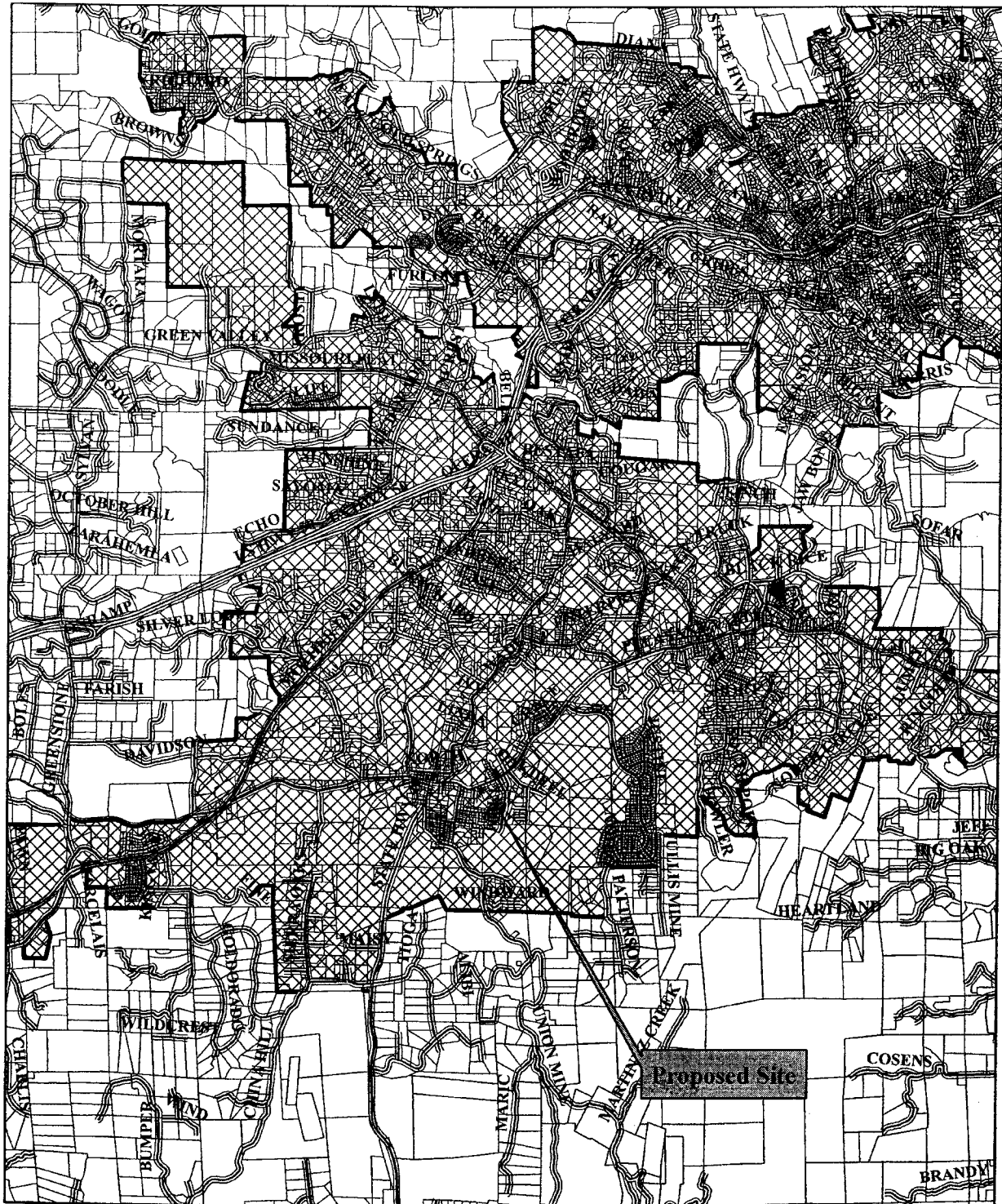
General Plan Land Use Designations Map



File Number PA12-0005

Exhibit E

El Dorado-Diamond Springs Community Region

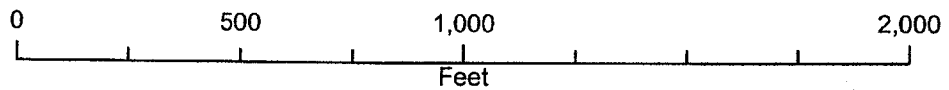
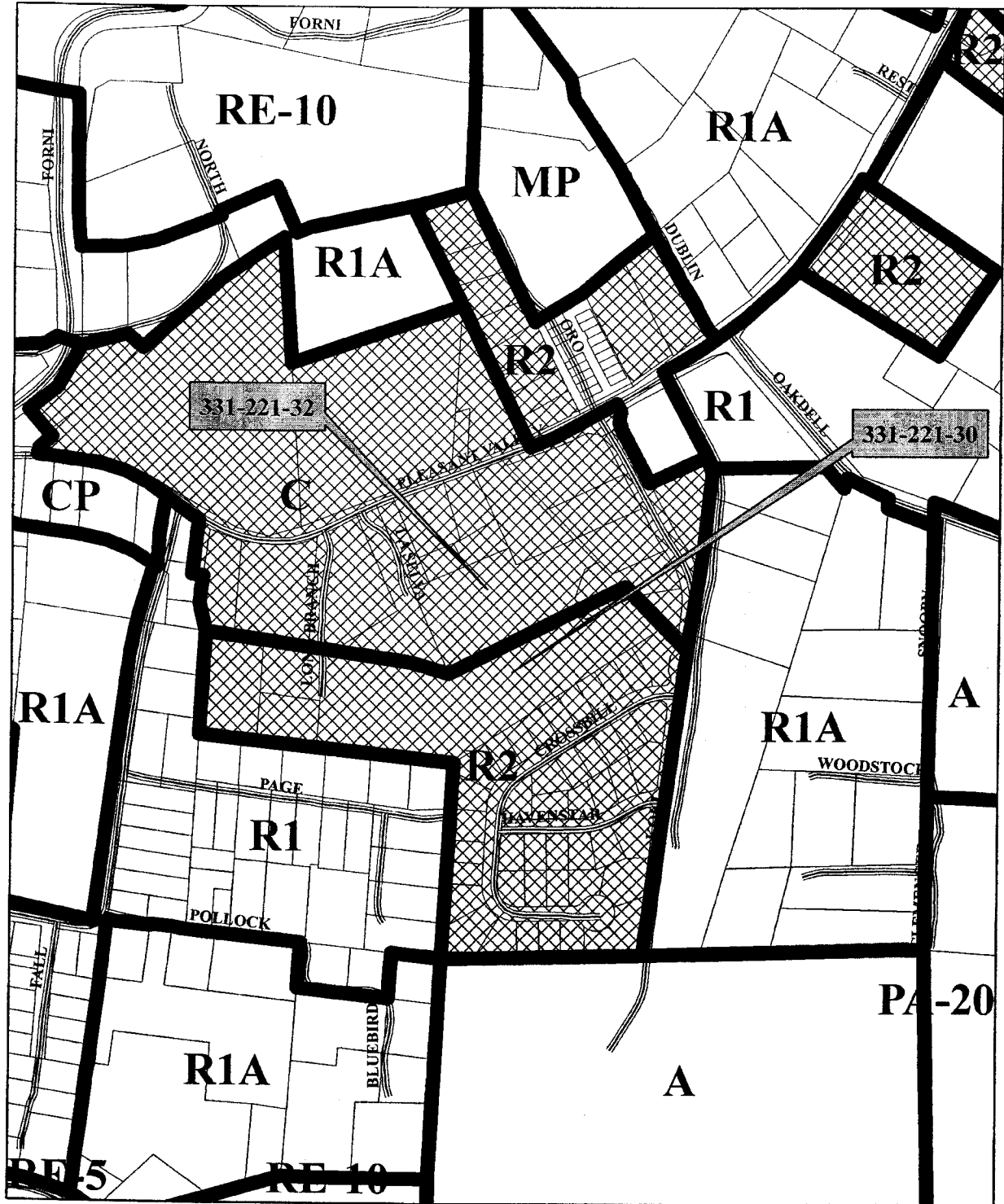


El Dorado-Diamond Springs Community Region

File Numbers PA12-0005

Exhibit F

Zoning Designations Map



File Numbers PA12-0005



Design Community Overlay

Exhibit G

[illegible]

13-0137 A 16 of 35

Area Subject of the Missouri Flat Design Guidelines

U.S. Highway 50

Missouri Flat Road

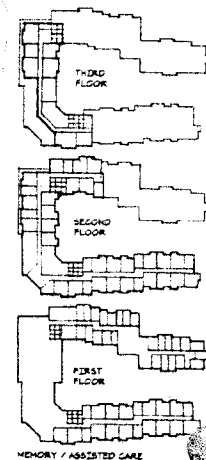
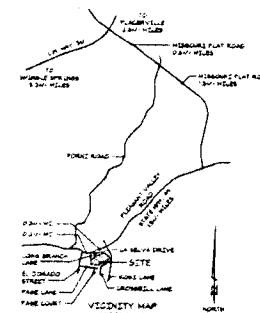
Missouri Flat Road

Commerce Way

Pleasant Valley Road

Exhibit 1

BUILDING#	FIRST FLR.	SECOND FLR.	THIRD FLR.	GARAGE	TOTAL
SENIOR APARTMENTS	35,000 GSF	35,000 GSF	12,000 GSF	40,000 GSF	122,000 GSF
1-BDRM	4	4	0		10
2-BDRM	20	20	5		45
TOTALS	24	24	5		85
ASSISTED LIVING	43,000 GSF	30,000 GSF	13,000 GSF	25,000 GSF	114,000 GSF
STUDDO	25	7	0		38
1-BDRM	19	27	3		45
2-BDRM	0	0	4		4
TOTALS	43	34	7		84
SINGLE FAMILY	10 DETACHED AND SEMI-ATTACHED W/ 2,800 GSF EACH (INCLUDING GARAGES)				
COMMON CLUBHOUSE	W/ 2,800 GSF (SINGLE STORY)				
GATE HOUSE	W/ 225 GSF (SINGLE STORY)				
TOTAL BUILDING AREA = 1,105,250 GSF (EXCLUDING UNDERGROUND GARAGES)					



PARKING	ASSISTED CARE	SENIOR APARTMENTS	SINGLE FAMILY	ON-STREET	TOTALS
GARAGE	40	89	20		149
SURFACE LOT	21	24	20		65
SURFACE STREET				13	13
TOTALS	61	109	40	13	223

SITE COVERAGE	FIRST FLOOR AREA
BUILDINGS	
APARTMENTS	35,000
ASSISTED LIVING	43,000
SINGLE FAMILY	20,000
CLUBHOUSE	2,300
GATE HOUSE	229
TOTAL	100,529 SF (22.1% COVERAGE)
STREET EASEMENT	17,500 SF (4.0% COVERAGE)
OPEN SPACE	17,354

SITE STATISTICS
LOCATION: HIGHWAY 48 AT KOKI LANE
 EL DORADO, CALIFORNIA
APN: 381 - 221 - 30 - 32
SITE SIZE: 1/- 8.2 ACRES (357,000 SSF)
ZONING: COMMERCIAL AND MULTI-FAMILY
 RESIDENTIAL WITH DESIGN CONTROL
USE: VACANT

El Dorado Senior Housing LLC
854 Diablo Road
Danville, CA 94526

As indicated

Site Plan

Printing Date 17/4/12

A1.1

WAS 12114



WRIGHT ARCHITECTURE.
Studio

Robert Wright AIA NCARB
Wright Architecture Studio
101 Lucas Valley Road, Suite 313, San Rafael, CA 94903
(415) 491-4447 / FAX (415) 491-4445
email: bob@wrightarchitecturestudio.com

El Dorado Senior Housing

Highway 49 at Koki Road
El Dorado, California

El Dorado Senior Resort

Exhibit K-1



El Dorado Senior Resort

Exhibit K-2



© 1997-2005 AirPhoto

El Dorado Senior Resort

Exhibit K-3





Exhibit K-4

© 1997-2005 AirPhoto USA



© 1997-2005 AirPhoto

Exhibit K-5

El Dorado Senior Resort

Diamond Springs-El Dorado Circulation Exhibit

May 1, 2012

Details	Reports
File #:	11-0808 Version: 3
Type:	Agenda Item
File created:	7/13/2011
On agenda:	5/1/2012
Status:	Department Matters
In control:	<u>Board of Supervisors</u>
Final action:	5/1/2012
Title:	Department of Transportation recommending the Board: 1) Receive and file the proposed Diamond Springs-El Dorado Circulation Exhibit (Exhibit A) to be used as a circulation guideline for all proposed development in the areas effected; and 2) Provide direction to staff based on the new information from recent EIR and traffic studies, on whether to require a focused EIR or proceed with individual applications, subject to compliance with the Diamond Springs-El Dorado Circulation Exhibit (Exhibit A).
Attachments:	<u>A - Diamond Springs-El Dorado Circulation Map.pdf</u> , <u>B - Exhibit B - Roadway Cross Sections.PDF</u> , <u>C - Exhibit C - Circulation Map for EDC General Plan.PDF</u> , <u>D - Exhibit D - EDCTC Diamond Springs-El Dorado Project Area Map.PDF</u> , <u>E - EDCTC - Diamond Springs & El Dorado Vision.pdf</u> , <u>F - 051110 Conformed BOS Agenda - Item #21.PDF</u>
History (1)	Text
1 record	Group Export
Date	Ver. Action By Action Result Action Details Meeting Details Video
5/1/2012	3 <u>Board of Supervisors</u> Received and Filed Pass <u>Action details</u> <u>Meeting details</u> <u>Video</u>

33. 11-0808 Department of Transportation recommending the Board:
- 1) Receive and file the proposed Diamond Springs-El Dorado Circulation Exhibit (Exhibit A) to be used as a circulation guideline for all proposed development in the areas effected; and
 - 2) Provide direction to staff based on the new information from recent EIR and traffic studies, on whether to require a focused EIR or proceed with individual applications, subject to compliance with the Diamond Springs-El Dorado Circulation Exhibit (Exhibit A).
- A motion was made by Supervisor Sweeney, seconded by Supervisor Briggs as follows:
- 1) Receive and file the proposed Diamond Springs-El Dorado Circulation Exhibit (Exhibit A) to be used as a circulation guideline for all proposed development in the areas affected.
- Yes: 4 - Knight, Nurtng, Sweeney and Briggs
Noes: 1 - Santiago

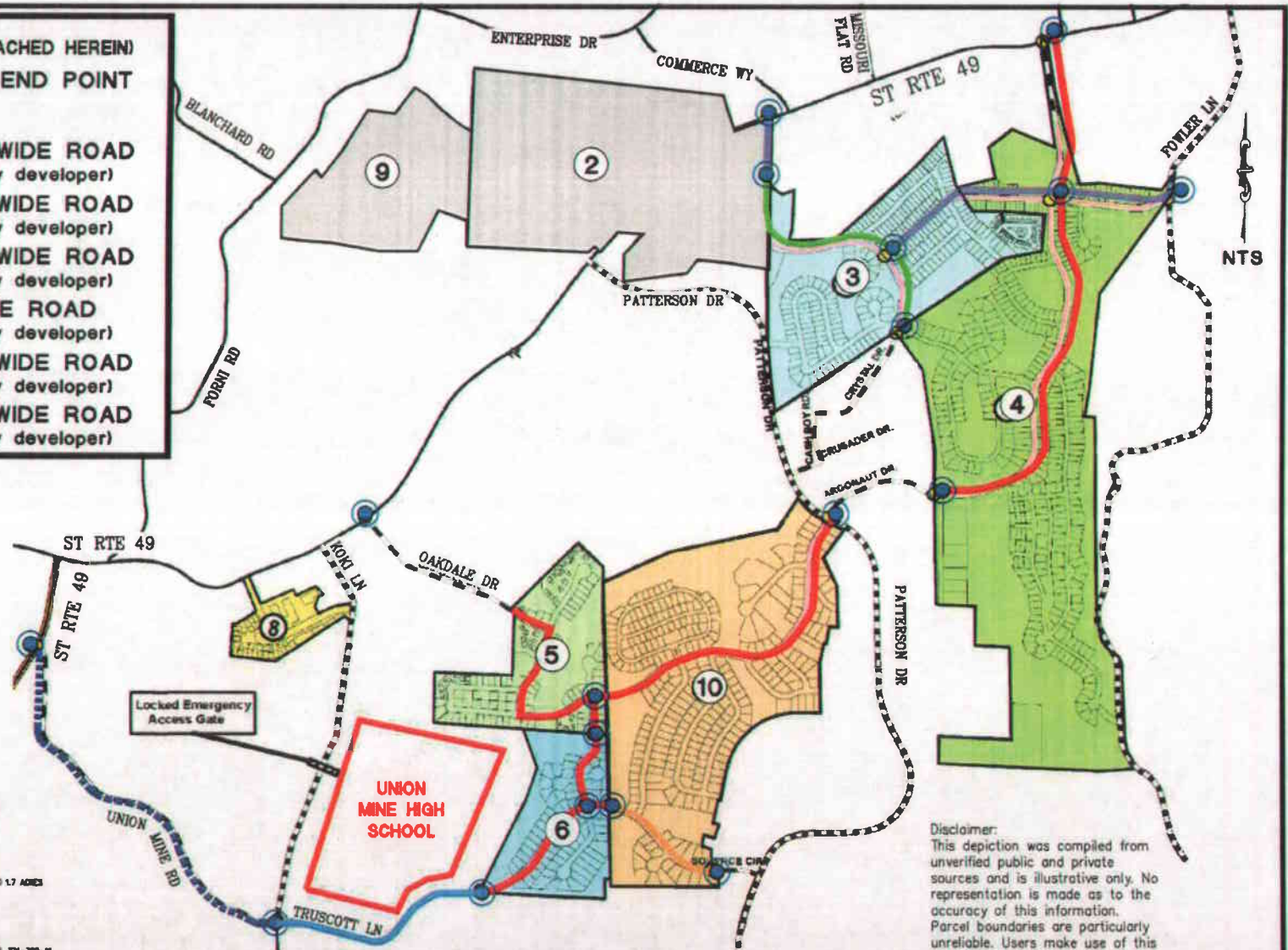
Exhibit L

LEGEND (SEE EXHIBIT B ATTACHED HEREIN)

- ROAD SEGMENT END POINT
- EXISTING ROAD
- PROPOSED 48ft WIDE ROAD
(to be constructed by developer)
- PROPOSED 42ft WIDE ROAD
(to be constructed by developer)
- PROPOSED 40ft WIDE ROAD
(to be constructed by developer)
- FUTURE 40ft WIDE ROAD
(to be constructed by developer)
- PROPOSED 32ft WIDE ROAD
(to be constructed by developer)
- PROPOSED 28ft WIDE ROAD
(to be constructed by developer)

SUBDIVISION LEGEND SEE PAGE 2 FOR LARGER DETAIL

1. WEST SHOWN ON THIS MAP
DIAMOND SPRINGS RETAIL CENTER
PROCESSING
021 200 12, 46, 47, 51, 54
UP TO 10 BUILDINGS, 200,000 sq. ft.
RETAIL SPACE
A 07-0018
7 07-0054
P05-0024
P05-0024
P05-0024, 12 PARCELS
27.61 ACRES
2. HARRINGTON BUSINESS PARK
APPROVED
329 200 06 15 16
35 INDUSTRIAL LOTS, 7 COMMERCIAL
LOTS
P 05-0024
7 06-0020
76.00 ACRES
TOTAL PROPOSED LOTS: 42
3. OAK HIGHLANDS
HOLD
329 200 01
329 301 18
220 SQ. FT. LOTS, 48 AIRSPACE CONDOS
8 OPEN SPACE LOTS
P05-0024
7 06-0020
36.00 ACRES
TOTAL PROPOSED LOTS: 274
4. STONKENS SPRINGS
HOLD
054 402 18
329 301 15, 20
329 301 15, 11, 12
361 RESIDENTIAL, AGE RESTRICTED LOTS
A00-0020
P008-0024
P008-0024
7609-1424
144.00 ACRES
TOTAL PROPOSED RESIDENTIAL LOTS: 361
5. DIAMOND SPRINGS SUBDIVISION (Amended)
HOLD
329 400 02
77 STANDARD LOTS
32 QUARTER LOTS
700-0008
7609-1480
P008-0020
TOTAL PROPOSED LOTS: 109
6. HUGHES SUBDIVISION
HOLD
329 420 12
72 RESIDENTIAL LOTS
P05-0020
76 07-1448
7 07-0053
24.5 ACRES
TOTAL PROPOSED LOTS: 72
7. WEST SHOWN ON THIS MAP
PICKMONT ONE ESTATES
INCOMPLETE
054 500 42, 43, 46, 51
054-481-37, 54
329 RESIDENTIAL LOTS
3 COMMERCIAL LOTS
15 OPEN SPACE LOTS
44 ROAD & ACCESS LOTS
A00-0020
P008-0024
P008-0024
7609-1480
48.00 ACRES
TOTAL PROPOSED LOTS: 280
8. PICKMONT SOKER HOUSING
SUBMITTAL PENDING
APN 329-321-27 & 30
25 RESIDENTIAL LOTS
100 ASSOCIATED LIVING ROOMS
IN ONE BUILDING
60 APARTMENTS
9. DIAMOND VIEW SUBDIVISION
APPROVED
APN 329-301-01
25 RESIDENTIAL LOTS FROM 1 TO 1.7 ACRES
700-0020
7609-1480
36.90 ACRES
10. LANE DAVIS SUBDIVISION
PRE-APPLICATION STAGE
APN 329-380-01, 329-380-06, 329-380-11
329-430-05, 329-430-07, 329-430-08
329-430-10, 329-430-11
270 978 RESIDENTIAL LOTS
P008-0024
81.11 ACRES



Disclaimer:
This depiction was compiled from
unverified public and private
sources and is illustrative only. No
representation is made as to the
accuracy of this information.
Parcel boundaries are particularly
unreliable. Users make use of this
depiction at their own risk.

EXHIBIT A
DIAMOND SPRINGS - EL DORADO CIRCULATION MAP
sheet 1 of 2

REVISED 06-01-2011

11-0808.A.1

SUBDIVISION LEGEND

1. NOT SHOWN ON THIS MAP

DIAMOND DORADO RETAIL CENTER
PROCESSING
051:250:12, 46, 47, 51, 54
UP TO 10 BUILDINGS, 290,000 sq. ft.
RETAIL SPACE.
A 07-0018
Z 07-0054
PD 07-0034
P08-0017, 12 PARCELS
27.61 ACRES

2.

HARRINGTON BUSINESS PARK
APPROVED
329:280:09,15,16
35 INDUSTRIAL LOTS, 7 COMMERCIAL
LOTS
P 05-0004
Z 06-0020
76.00 ACRES
TOTAL PROPOSED LOTS: 42

3.

OAK HIGHLANDS
HOLD
329:290:01,
329:301:19
220 SQ. FT. LOTS, 48 AIRSPACE CONDOS
6 OPEN SPACE LOTS
PD 08-0008
TM 08-1469
Z 08-0008
52.00 ACRES
TOTAL PROPOSED LOTS: 274

4.

STONEHENGE SPRINGS
HOLD
054:402:18
329:301:15, 20
329:310:10, 11, 12
361 RESIDENTIAL, AGE RESTRICTED LOTS
A09-0005
Z08-0024
PD08-0013
TM08-1474
144.00 ACRES
TOTAL PROPOSED RESIDENTIAL LOTS: 361

5.

DIAMOND DORADO SUBDIVISION (Jongordon)
HOLD
331:400:02
77 STANDARD LOTS
32 CLUSTER LOTS
Z09-0008
TM09-1492
PD09-0007
TOTAL PROPOSED LOTS: 109

6.

McCANN SUBDIVISION
HOLD
331:420:12
72 RESIDENTIAL LOTS
PD 07-0020
TM 07-1448
Z 07-0033
24.5 ACRES
TOTAL PROPOSED LOTS: 72

7. NOT SHOWN ON THIS MAP

PIEDMONT OAK ESTATES
INCOMPLETE
051:550:40, 47, 48, 51
051-461-37, 54
229 RESIDENTIAL LOTS
3 COMMERCIAL LOTS
15 OPEN SPACE LOTS
44 ROAD & ACCESS LOTS
A09-0003
Z09-0006
PD09-0004
TM09-1490
48.00 ACRES
TOTAL PROPOSED LOTS: 285

8.

PIEDMONT SENIOR HOUSING
SUBMITTAL PENDING
APN's 331-221-27 & 30
28 RESIDENTIAL LOTS
100 ASSISTED LIVING ROOMS
IN ONE BUILDING
85 APARTMENTS

9.

DIAMOND VIEW SUBDIVISION
APPROVED
APN 329-201-01
26 RESIDENTIAL LOTS FROM 1 TO 1.7 ACRES
Z10-0006
TM10-1497
30.95 ACRES

10.

LAKE OAKS SUBDIVISION
PRE-APPLICATION STAGE
APNs 331-390-07, 331-390-09, 331-390-11
331-400-05, 331-400-07, 331-420-09,
331-430-15, 331-430-11
270 SFD RESIDENTIAL LOTS
PA09-0014
91.11 ACRES

EXHIBIT A

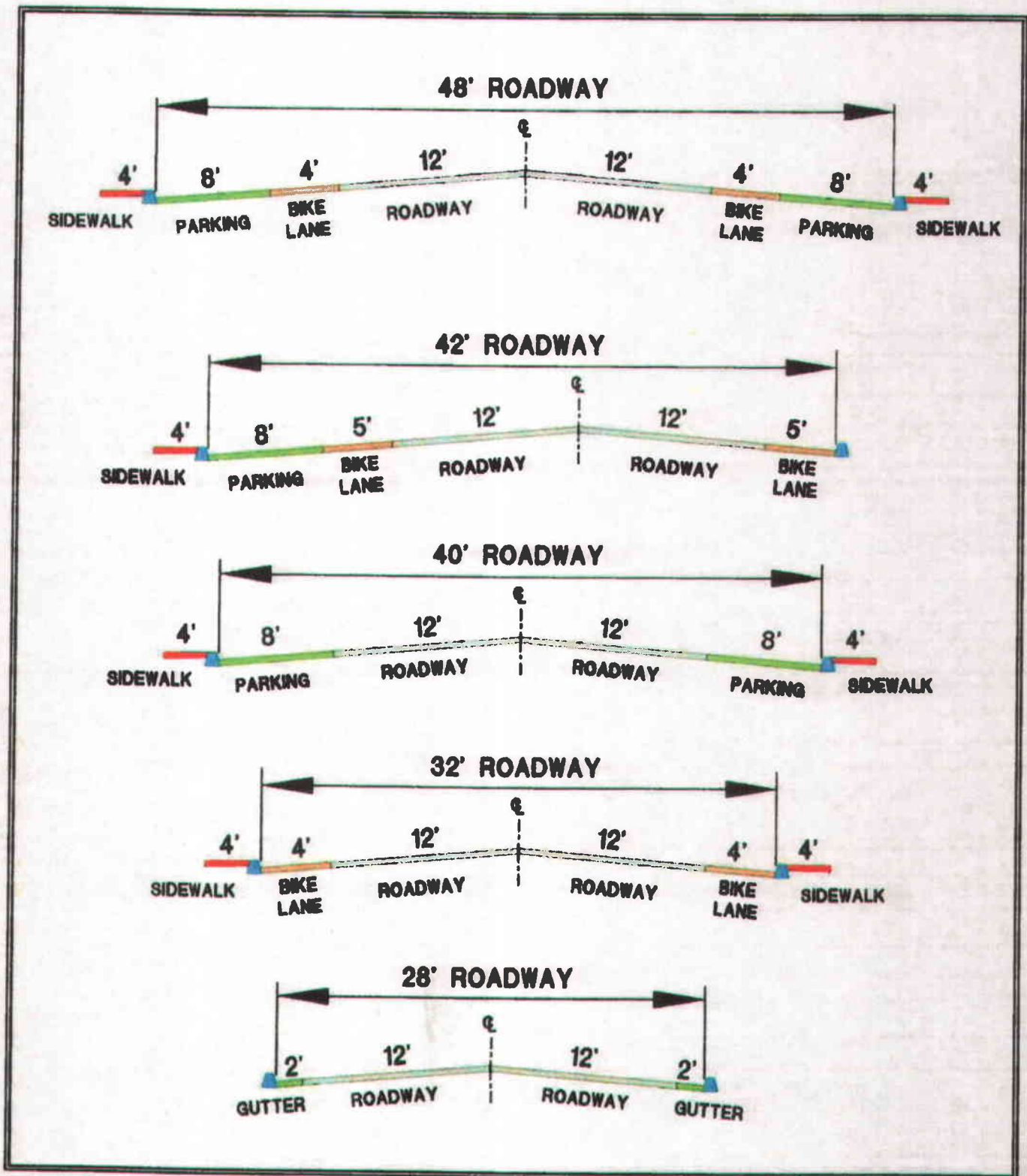
DIAMOND SPRINGS - EL DORADO CIRCULATION MAP
sheet 2 of 2

11-0808.A.2

REVISED 06-01-2011

EXHIBIT B

DIAMOND SPRINGS - EL DORADO CIRCULATION ROADWAY CROSS SECTIONS




11-0808.B.1



**COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION**



Pre-application Review

Date: January 11, 2013
To: Tom Dougherty, Project Planner
From:  Ron Conway, CDA Transportation Division
Subject: PA 12-0005
Project: El Dorado Senior Resort Pre-application
Location: The property is located south of Pleasant Valley Road (Hwy 49) and west of Koki Lane, in the El Dorado area.
APN: 331-221-30 & 331-221-32

Note: While the County staff will take utmost care to accurately represent County Codes, policies and applicable past positions of staff, Planning Commission and the Board of Supervisors, it should be noted that matters discussed in the pre-application meeting should be not construed to bind, restrict or obligate the staff or review boards when processing a subsequent application. A more thorough review that typically occurs during the formal application process could reveal issues and circumstances that were not reviewed during the much shorter review of the pre-application submittal meeting. Further, it is incumbent on the part of the applicant to obtain and understand all applicable Codes and policies.

Project Description: A request for a pre-application review of a proposed senior residential development. The planned development proposes an 84 unit assisted living complex, 63 unit apartment complex and 10 single family homes on 8.2 acres. The development would have encroachments onto both Highway 49 (Pleasant Valley Road) and Koki Lane. The main encroachment would be onto Koki Lane and the Highway 49 encroachment would be a limited emergency vehicle access (EVA).

These comments are based on a review of the conceptual site plans provided by the applicant. Other than standard conditions of approval (at end of this memo), I see the following list as the major hurdles for this project from the Transportation Division's point of view.

Encroachment:

1. The proposed EVA onto Hwy 49 will need to obtain an encroachment permit from CalTrans.
2. The entrance from Koki lane seems to have 2 driveways, one on either side of the proposed sign. I don't understand the usefulness of this configuration. Regardless, there are 2 issues, both regarding the southern driveway:
 - a. The driveway is skewed less than 70 degrees from Koki Ln, which is contrary to County Standard.

Exhibit M

- b. A combination of the skew of the driveway, the location of the entrance sign and the fences create a problem with sight distance.

Traffic: A traffic impact study will be required.

DOT STANDARD CONDITIONS

1. **Easements:** All applicable existing and proposed easements shall be shown on the project plans.
2. **Signage:** The applicant shall install all necessary signage such as stop signs, street name signs, and/or "not a county maintained road" road sign as required by the Department of Transportation prior to the filing of the map. The signing and striping shall be designed and constructed per the latest version of the Manual Uniform Traffic Control Devices (MUTCD) and the California Supplement.
3. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.
4. **Construction Hours:** Construction activities shall be conducted in accordance with the County Health, Safety, and Noise Element and limited to the daylight hours between 7:00 a.m. and 7:00 p.m. on any weekday, and 8:00 a.m. and 5:00 p.m. on weekends and federal holidays.
5. **DISM Consistency:** The developer shall obtain approval (as modified by these conditions herein) of project improvement plans and cost estimates consistent with the Subdivision Design and Improvement Standards Manual (dated May 1986, revised May 1990), from the County Department of Transportation, and pay all applicable fees prior to filing of the final map
6. **Import/Export Grading Permit:** Any import, or export to be deposited or borrowed within El Dorado County, shall require an additional grading permit for that offsite grading.
7. **Grading Permit / Plan:** If more than 250 cubic yards of earth movement are required for improvements, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department of Transportation for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the "Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the

"Off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards. All applicable plan check and inspection fees shall be paid at the time of submittal of improvement plans. The improvements and grading shall be completed to the satisfaction of DOT prior to occupancy clearance.

8. **Grading Plan Review:** Grading and improvement plans shall be prepared and submitted to the El Dorado County Resource Conservation District (RCD) and the Department of Transportation. The RCD shall review and make appropriate recommendations to the County. Upon receipt of the review report by the RCD, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. Grading plans shall incorporate appropriate erosion control measures as provided in the El Dorado County Grading Ordinance and El Dorado County Storm Water Management Plan. Appropriate runoff controls such as berms, storm gates, detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation, and the potential discharge of pollutants into drainages.
9. **RCD Coordination:** The timing of construction and method of revegetation shall be coordinated with the El Dorado County Resource Conservation District (RCD). If grading activities are not completed by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the RCD for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.
10. **Soils Report:** At the time of the submittal of the grading or improvement plans, the applicant shall submit a soils and geologic hazards report (meeting the requirements for such reports provided in the El Dorado County Grading Ordinance) to, and receive approval from the El Dorado County Department of Transportation. Grading design plans shall incorporate the findings of detailed geologic and geotechnical investigations and address, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
11. **Drainage Study / SWMP Compliance:** The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.

The Drainage Study must demonstrate the subject property has adequate existing and proposed storm drainage facilities. At a minimum, the drainage study, plans, and calculations shall include the following:

- The site can be adequately drained;
- The development of the site will not cause problems to nearby properties, particularly downstream sites;
- The on-site drainage will be controlled in such a manner as to not increase the downstream peak flow more than the pre-development 10-year storm event or cause a hazard or public nuisance. Detention shall be required if said condition is not met or demonstrate that there are no downstream impacts.
- The ultimate drainage outfall of the project.

Pursuant to Section 1.8.3 of the Drainage Manual, the report shall be prepared by a Civil Engineer who is registered in the State of California. A Scoping Meeting for the required drainage study between County staff and the engineer shall occur prior to the first submittal of improvement plans. The engineer shall bring a watershed map and any other existing drainage system information to the Scoping Meeting. The improvements shall be completed to the approval of the Department of Transportation prior to the filing of the final map or the applicant shall obtain an approved improvement agreement with security.

12. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements, and included in the County Service Area Zone of Benefit (ZOB), Home Owners Association, or other entity acceptable to the County. Any variations shall be approved by the County Engineer. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway. The site plans shall show drainage easements for all on-site drainage facilities. Drainage easements shall be provided where deemed necessary prior to the filing of the final map.
13. **Drainage Easements:** Pursuant to Section 4.D of the DISM, the site plans shall show drainage easements for all on-site drainage courses and facilities and shall be included on all improvement plans and / or on the final map.
14. **NPDES Permit:** At the time that an application is submitted for improvement plans or a grading permit, and if the proposed project disturbs more than one acre of land area (43,560 square feet), the applicant shall file a "Notice of Intent" (NOI) to comply with the Statewide General NPDES Permit for storm water discharges associated with construction activity with the State Water Resources Control Board (SWRCB). This condition is mandated by the Federal Clean Water Act and the California Water Code. A filing form, a filing fee, a location

map, and a Storm Water Pollution Prevention Plan (SWPPP) are required for this filing. A copy of the Application shall be submitted to the County, prior to building permit issuance, and by state law must be done prior to commencing construction.

15. **Electronic Documentation:** Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to DOT with the drainage report, structural wall calculations, and geotechnical reports in PDF format and the record drawings in TIF format.
16. **TIM Fees:** The applicant shall pay the traffic impact mitigation fees in effect at the time a building permit is deemed complete.



EL DORADO COUNTY
HEALTH AND HUMAN SERVICES AGENCY

MEMO

Date: January 10, 2013
To: Tom Dougherty, Project Planner
From: Ren Scammon
Administrative Services Officer *Ren*
cc: C.J. Freeland
Department Analyst I
Subject: El Dorado Senior Housing Pre-App – PA 12-0005

The proposed El Dorado Senior Housing project (PA 12-0005) located in El Dorado could be considered a prime area for affordable high-density residential senior housing due to the proposed project site proximity to amenities such as transportation, schools, medical, recreation and retail services. Current zoning under General Commercial (C) allows for Community Care Facilities (Ord. 3606 §45, 1986; Ord. 3419 §15, 1984; prior code §9419(e),(f)) after obtaining a special use permit from the Planning Commission.

General Plan Policies HO-4.1, HO-4.2, HO-4.3 require the County to support development of affordable housing for seniors, provide opportunities for disabled persons to reside in all neighborhoods, and encourage universal design features in new construction in a way that does not increase housing costs. This project, as a development to provide housing, congregate care and assisted living facilities for seniors in our community, appears to meet those policies.

General Plan Policies HO-1.6, HO-1.7, HO-1.16 and HO-1.18 require the County to encourage applicants to offer a portion of their developments as affordable. Should the project be approved with a portion of the units to be set aside as affordable to low- to moderate-income senior households, staff would work with the applicant to identify potential funding opportunities that may assist in the development of the affordable units. For example, should the applicant wish to set aside 20% of the units as affordable to low- to moderate-income seniors, the project may be eligible for Traffic Impact Fee deferrals for the deed restricted units under Board Policy B-14. A complete list of funding opportunities along with incentives for including affordable units is obtainable by contacting the Housing, Community and Economic Development Program at (530) 642-4863.

An affordable housing plan and agreement is required should affordable units become a condition of the project. Staff, upon request, can provide a draft agreement to the applicant. Proposed language for the condition to include affordable units is as follows:

Exhibit N

AFFORDABLE HOUSING PROJECT SPECIFIC CONDITIONS

1. At least ten percent (10%) of the total units shall be designated as affordable housing for seniors of moderate to low income. Income levels are defined as those households earning between 50 to 120 percent of the median family income as established for El Dorado County. Deed restrictions for these specific affordable units shall be recorded prior to approval of the final map.
2. An affordable housing plan, to include, but not be limited to, financing arrangements, monitoring program and 20-year deed restrictions shall be established by the applicant through a Developer's Agreement with the County of El Dorado. A copy of the affordable housing plan shall be submitted to the Health and Human Services Agency and Planning Services prior to occupancy of the first unit.
3. In accordance with General Plan Policy HO-3.9, the property owner(s) shall provide notice to the California Department of Housing and Community Development, the El Dorado County Health and Human Services Agency and the existing tenants at least two years prior to the conversion of the affordable rental housing units to market rate. For-sale units are subject to a Buyers Agreement as part of the housing plan Developer's Agreement.

If you or the applicant would like additional information, please contact Ms. C.J. Freeland in our office at (530) 642-4863 or send email to cynthia.freeland@edcgov.us.

Thank you for the opportunity to respond.

