



REQUEST FOR PROPOSALS (RFP 2023-02) SITE SPECIFIC DESIGNS IDENTIFIED AFFORDABLE HOUSING LOCATIONS

I. BACKGROUND

To address housing shortages, recent State legislation requires governing entities (cities and counties) to develop objective design standards, a broad set of standards used by an agency to regulate development, to streamline housing approvals and accelerate housing production. In particular, Senate Bill (SB) 35 requires streamlining provisions and environmental analysis necessary to amend land use and zoning. As part of the 2021-2029 Housing Element, the City of Placerville identified goals to further the production of affordable housing. Specifically, Goal A - Implementation Program A-3 includes the development of objective design and development standards for various forms of attached single-family and multi-family residential dwellings to eliminate the need for the City's discretionary review process required under City Code Section 10-4-9 (Site Plan Review) for affordable housing development projects.

In 2021, the City of Placerville was awarded funding in the amount of \$65,000 via the Local Early Action Planning (LEAP) Grants Program to prepare and adopt planning documents and process improvements accelerating housing production and facilitating compliance to implement the sixth cycle of the Regional Housing Needs Allocation (RHNA). Projects eligible for LEAP funding align with the City Housing Element goals to further production of affordable housing. Through this Request for Proposals (RFP), the City of Placerville is seeking proposals for consulting services to develop site specific multi-family residential designs to satisfy Program A-3 of the Housing Element that will comply with the application process for affordable housing through the preparation of site specific forms, site plans, and elevations for multi-family development.

With the development and adoption of site specific multi-family residential designs, the City will create expand upon the existing vacant land inventory, entitling certain sites for the development of affordable housing by-right at the minimum twenty (20) units per acre density adequate for lower income housing.

The sites identified for development of objective design standards include:

- APN: 001-092-027, 2752 Coloma Street (3.77 acres; 67 units);
- APN: 325-240-016, 201 New Morning Court (2.36 acres; 56 units); and
- APN: 323-120-030, 7460 Green Valley Road (2.11; 33 units) & 325-160-008, 7444 Green Valley Road (1.16 acres; 27 units).

Concurrently with this scope of work, the City will also be seeking proposals for evaluation of the above identified sites under the California Environmental Quality Act (CEQA) for a General Plan Amendment (GPA) and Zone Change (ZC) to establish the Housing Opportunity Overlay Zone (HO)¹.

¹ The Housing Opportunity Overlay (HO) Zone is detailed in Title 10 of the City Municipal Code, Zoning Ordinance Section 10-5-24.

II. SCOPE OF SERVICES

The City of Placerville, through the Development Services Department, Planning Division (also referred to as “City”), is requesting proposals for professional services from consulting firms with experience and expertise with architectural design, multi-family residential development, and low-income housing. The successful Consultant will be highly qualified and experienced in developing site specific multi-family residential designs. The designs developed as part of this scope of work would address, but not be limited to, architectural design (e.g., style, color, materials, etc.), public spaces, streetscape elements, building design, and land use compatibility (e.g., buffers between these uses and adjacent single-family residential development). The resultant design and elevations will result in a more efficient path to obtaining and granting approvals for development projects of the three identified potential affordable housing locations.

The City will select and negotiate with the qualified Consultant(s) whose competitive proposals are responsive to this RFP and are in the best interest of the City. Any competitive proposal submitted in response to this RFP must provide sufficient detail and information to complete an evaluation of its merits by City staff. The instructions contained within this RFP must be followed in order for competitive proposals to be considered responsive to this RFP. The City reserves the right to reject any or all proposals.

Please note: *The City has a fixed budget granted under the awarded LEAP Grant. As such, the City requests that each proposer submit an independent budget and scope for each project area / parcel (Refer to Section IV, Proposal Requirements). The City will determine if all or some of the identified parcels will be completed based on this information.*

A. Reference Documents

Recommended Reference Documents include the following:

- [City of Placerville Zoning Ordinance, Section 10-5-24, Housing Opportunity Overlay](#)
- [City of Placerville Development Guide](#)
- [City of Placerville General Plan](#)
- [City of Placerville 2021-2029 Housing Element](#)

B. Deliverables

The following deliverables are required. Specific details on deliverable requirements can be found in Attachments B and C of this RFP.

APN: 001-092-027, 2752 Coloma Street

<input type="checkbox"/>	Narrative Description (See Attachment B).
<input type="checkbox"/>	Site Plan, drawn to standard architect’s or engineer’s scale at not less than 1” = 50’ containing the information included in Attachment B.
<input type="checkbox"/>	Elevation Plans (See Attachment B).
<input type="checkbox"/>	Construction Development Data (See Attachment C).
<input type="checkbox"/>	Presentation of final designs to the Placerville Planning Commission ²

² The selected Consultant is required to attend at least two (2) Planning Commission meetings to present final designs and answer questions of the Commission. Should an appeal occur, the Consultant would be asked to attend at least one (1) City Council meeting to present the final designs and answer questions of the Council. It is anticipated that presentation of all three designs can be completed during the same meetings.

APN: 325-240-016, 201 New Morning Court

<input type="checkbox"/>	Narrative Description (See Attachment B).
<input type="checkbox"/>	Site Plan, drawn to standard architect’s or engineer’s scale at not less than 1” = 50’ containing the information included in Attachment B.
<input type="checkbox"/>	Elevation Plans (See Attachment B).
<input type="checkbox"/>	Construction Development Data (See Attachment C).
<input type="checkbox"/>	Presentation of final designs to the Placerville Planning Commission ¹

APN: 325-120-030 & 325-160-008, 7460 Green Valley Road & 7444 Green Valley Road

<input type="checkbox"/>	Narrative Description (See Attachment B).
<input type="checkbox"/>	Site Plan, drawn to standard architect’s or engineer’s scale at not less than 1” = 50’ containing the information included in Attachment B.
<input type="checkbox"/>	Elevation Plans (See Attachment B).
<input type="checkbox"/>	Construction Development Data (See Attachment C).
<input type="checkbox"/>	Presentation of final designs to the Placerville Planning Commission ¹

III. PROPOSED SCHEDULE

The following schedule is provided as a guide. (Selection is expected to be based on written proposals; the City may elect to conduct interviews).

RFP Issued:	January 6, 2023
Proposal Submittal Deadline:	February 7, 2023
Consultant Selected:	February 17, 2023
City Council Award of Contract:	February 28, 2023
Professional Services Agreement Executed:	March 3, 2023
Desired Timeline for Adoption of Final Objective Design Standards	July 2023

IV. PROPOSAL REQUIREMENTS

The following section provides an overview of the required information for each applicant’s response to this RFP. All proposals are required to follow the below outline:

Cover Letter	
Section I.	Experience and Qualifications
Section II.	Scopes of Work
II.A	2752 Coloma Street
II.B	201 New Morning Court
II.C	7460 & 7444 Green Valley Road
Section III.	References
Section IV.	Insurance Requirements
Section V.	Additional Data (Optional)

Separate Envelope – Fee Schedule (**SEALED**)

A. Cover Letter

The applicant must provide a cover letter stating the name, title, address, telephone number(s) and email address(es) of individuals with the authority to negotiate and contractually bind the Consultant. The letter shall also contain a statement that the proposals are firm offers for a 90-day period. The letter must be signed by an individual authorized to bind the firm / Consultant contractually. The letter constitutes certification by the Consultant, under perjury, that the Consultant complies with nondiscrimination requirements of the State and the Federal government. An unsigned proposal, or one signed by an unauthorized individual, may be rejected.

B. Experience and Qualifications

To demonstrate the Consultant’s qualifications, the following shall be submitted.

- a. A description of the Consultant’s capabilities and experience related to conducting analyzes involving Housing Element Goals, State Building Code requirements, SB 35, and streamlining processes.
- b. A description of the Consultant’s background and length of time in business.
- c. An organizational chart showing the proposed relationships between all key personnel, identification of staff’s capabilities, identification of the Project Manager and support staff, the proposed responsibilities of each person on the chart, and brief resumes that highlight special qualifications relevant to the required tasks.

The Consultant shall disclose any financial, business or other relationships with the City that may have an impact on the outcome of this contract or any resulting construction project. The City reserves the right to cancel the award of the contract if any interest disclosed from any source could either give the appearance of a conflict or cause speculation as to the objectivity of the program. The City determination regarding any questions of conflict of interest shall be final.

C. Scope of Work

This shall include a statement of understanding of the project and discussion of how the scope of work will be accomplished. This discussion should provide a brief but complete narrative of the Consultant’s assessment of the work to be performed and the ability to complete the work within the required timeline.

Consultants shall outline how they intend to approach this project (i.e., task breakdown with narrative description) along with anticipated timelines for deliverables and full implementation. Deliverables include any workshop materials, public notices / surveys, as well as the draft and final of the required submittals (see II.A, Deliverables). Of note, the Consultant shall be required to present draft objective design standards to the Placerville Planning Commission and the Placerville City Council.

D. References

Proposers must provide a minimum of three (3) client references, preferably within county /city governments, municipalities, or service districts in California, of organizations with whom a current contract exists and/or have previously had contacts with for provision of services of equal type and scope within the last five (5) years. Each reference shall include a company or organization name, contact person, title, telephone number, length of business relationship, and summary of services provided.

E. Fee Schedule (Submitted in separate sealed envelope)

The cost component shall include the following information:

- a. Consultant’s rate schedule for the duration of the contract;
- b. Total cost to perform the work in its entirety, including a breakdown of costs for each individual work task;
- c. Listing of any other costs charged by the Consultant in providing services; and
- d. A schedule for the proposed work showing the tasks to be performed, corresponding dates when each task and/or subtask will begin and end.

As mentioned in Section II above, the City is requesting separate proposed costs for each project area.

F. Insurance Requirements

The Consultant shall provide detailed information pertaining to the limits of the general and professional liability insurance.

V. PROPOSER’S QUESTIONS

Questions regarding this RFP may be directed to the following person via email or phone:

Kristen Hunter, Associate Planner
Development Services Department
City of Placerville
3101 Center Street, Placerville, CA 95667
khunter@cityofplacerville.org
(530) 642-5252

Questions should be sent to the above email by no later than February 1, 2023 at 5:00 p.m. The City cannot guarantee that questions submitted after this time will be answered prior to the proposal due date.

VI. SUBMITTAL REQUIREMENTS

Format: All pages are to be numbered and shall include a table of contents. In addition to the original document, one digital version (saved as a PDF on a USB flash drive) of the proposal and three (3) bound/stapled copies shall be submitted. Use 8 ½” x 11” sheets (foldouts are acceptable for charts, etc.) and font large enough to be easily legible, but not smaller than 10 point.

Proposers shall send three (3) copies of their proposals to:

Kristen Hunter, Associate Planner
Development Services Department
City of Placerville
3101 Center Street
Placerville, CA 95667

ALL PROPOSALS SHALL BE CLEARLY MARKED “RFP-2023-02 – DO NOT OPEN.”

Date of Submittal: All proposals will be date and time stamped and must be received by February 7, 2023, by no later than 4:00 p.m. PST.

No exceptions to the deadline will be made. Proposals received after the specified time will be returned unopened. Electronically transmitted proposals will not be accepted. Hand carried proposals will be accepted before the deadline at the address above during normal business hours of 8:00 a.m. through 5:00 p.m. Monday through Friday, and until 4:00 p.m. February 7, 2023.

VII. EVALUATION AND SELECTION

Selection Criteria: The submitted proposal and the qualification interview (if required) will determine the ranking. The Consultant rated as most qualified to provide the requested services will be invited to negotiate a final contract. If an agreement is not reached, negotiations may be terminated and commenced with the next qualified Consultant. The City reserves the right to reject or accept portions of any or all proposals.

The proposals will be evaluated by City staff based in the following manner:

- Demonstration of a clear understanding of the project;
- Professional qualifications and capability of the Consultant team;
- Experience with similar types of projects;
- Examples of recent projects that were successfully completed;
- Reasonable cost and on-time performance; and
- Approach to performing this time of services and demonstrated adherence to schedules.

VIII. REQUEST FOR PROPOSALS - EXHIBITS

Attachments to this RFP include the following:

- Exhibit A – Sample Agreement for Services
- Exhibit B – Deliverable Requirements Checklist
- Exhibit C – Maps of Project Parcel Locations
- Exhibit D – 2013-2021 Housing Element: Appendix B, Upzoning / Rezoning Analysis

EXHIBIT A

REQUEST FOR PROPOSAL 2023-02 SITE SPECIFIC DESIGNS IDENTIFIED AFFORDABLE HOUSING LOCATIONS

CONSULTANT'S NAME
DEVELOPMENT DESIGN STANDARDS SERVICES

AGREEMENT FOR SERVICES # _____

This agreement, made and entered into by and between the City of Placerville (herein referred to as "City"), and _____, a _____ duly qualified to conduct business in the State of California, whose principle place of business is _____ (herein referred to as "Consultant");

RECITALS

WHEREAS, City has determined that it is necessary to obtain a consultant to assist its Development Services Department with development of designs and standards for identified potential affordable housing locations;

WHEREAS, Consultant has represented to City that it is specifically trained, experienced, expert, and competent to perform the special services required hereunder, and City has determined to rely upon such representations;

WHEREAS, it is the intent of the parties hereto that such services be in conformity with all applicable state and local laws;

WHEREAS, City has determined that the provision of such services provided by Consultant are in the public's best interest, that these services are more economically and feasibly performed by outside independent Consultants;

NOW, THEREFORE, City and Consultant mutually agree as follows:

ARTICLE 1

Scope of Services: Consultant agrees to furnish personnel, equipment, and services to provide services identified in Section II, "Scope of Services." No payment will be made for work performed prior to the effective date of the Agreement.

If a submittal or deliverable is required to be an electronic file, Consultant shall submit the deliverable in an Adobe portable document format (PDF). All deliverables shall be submitted in language, format, and design that are compatible with and completely transferable to City's computer and that are acceptable to City's Contract Administrator. Consultant shall submit all deliverables to the City's Contract Administrator in accordance with completion time schedules. Failure to submit required deliverables in the format required shall be grounds for termination of the agreement, as provided in ARTICLE 13, Default, Termination, and Cancellation, herein.

All of the services included in the Scope of Services are the responsibility of the Consultant unless specifically described in a task or item of work to be provided by the City.

ARTICLE 2

Term: This agreement shall become effective upon final execution by both parties hereto and shall expire in one (1) year thereafter.

ARTICLE 3

Compensation for Services: For services provided herein, including any deliverables that may be identified herein, City agrees to pay Consultant upon satisfactory completion and City's acceptance of work, in arrears. Payment shall be made within thirty (30) days following City's receipt and approval of itemized invoices identifying services rendered.

For the purposes hereof, the billing rates shall be in accordance with Section E of the RFP, marked "Rate Schedule," incorporated herein and made by reference as a part thereof.

Other direct costs including special reproductions, delivery charges, and other outside services authorized herein, shall be invoiced at Consultant's cost, for the services rendered. Any invoices that include other direct costs shall be accompanied by backup documentation to substantiate Consultant's costs for the services being billed on those invoices.

All travel costs (i.e., overnight lodging, meals, airfare, and other per diem expenses) will not be reimbursed as a direct cost for any services performed under this Agreement by Consultant.

The total amount of this Agreement shall not exceed \$ _____, inclusive of all expenses.

Itemized invoices shall reference this Agreement Number on their faces. Copies of documentation attached to invoices shall reflect Consultant's charges for specific services billed on those invoices. Invoices shall be mailed to City at the following address:

City of Placerville
Development Services Department
3101 Center Street
Placerville, CA 95667
Attn.: Accounts Payable

Or to such other location as City directs.

In the event that Consultant fails to deliver, in the format specified, the deliverables required by this Agreement, City at its sole option may delay the payment for the period of time of the delay, cease all payments until such time as the required deliverables are received, or proceed as set forth below in Article 13, Default, Termination, and Cancellation, herein.

ARTICLE 5

Taxes: Consultant certifies as of today's date, it is not in default on any unsecured property taxes or other taxes or fees owed by Consultant to the City. Consultant agrees that it shall not default on any obligations to City during the term of this Agreement.

ARTICLE 6

Ownership of Data: Upon completion or earlier termination of all services under this Agreement, ownership and title to all documents, plans, maps, specifications, compilations, photographs, videos, and any and all other materials or data produced or obtained as part of this Agreement will automatically be vested in City without restriction or limitation of their use, and no further agreement will be necessary to transfer ownership to City. Copies may be made for Consultant's records, but shall not be furnished to others without prior written authorization from City's Contract Administrator. Such deliverables shall be deemed works made for hire and all rights in copyright therein shall be retained by City. Consultant shall furnish City all necessary copies of data, including data stored in electronic format, needed to complete the review and approval process of the services and deliverables provided under this Agreement.

ARTICLE 7

Consultant's Project Manager: Consultant designates (NAME), (TITLE), as its Project Manager for this Agreement. Consultant's Project Manager, or City-approved designee, shall be accessible to the City's Contract Administrator, or designee, during normal City working hours and shall respond within twenty-four (24) hours to City inquiries or requests. Consultant's Project Manager shall be responsible for all matters related to Consultant's personnel and operations, including but not limited to (1) assigning qualified personnel to perform the required work and to prepare deliverables required pursuant to this Agreement; and (2) reviewing, monitoring, training, and directing Consultant's personnel.

ARTICLE 8

Standards of Work: Consultant has full responsibility for the accuracy and completeness of the deliverables that may be required for the tasks or items of work assigned. Assistance, cooperation, and oversight by City or other regulatory agencies will not relieve Consultant of this professional responsibility. All work must be performed and work products prepared in a format and manner customarily anticipated by City and/or other appropriate approving agencies.

ARTICLE 9

Changes to Agreement: This Agreement may be amended by mutual consent of the parties hereto. Said amendments shall become effective only when in writing and fully executed by duly authorized officers of the parties hereto.

ARTICLE 10

Consultant to City: It is understood that the services provided under this Agreement shall be prepared in and with cooperation from City and its staff. It is further agreed that in all matters

pertaining to this Agreement, Consultant shall act as Consultant only to City and shall not act as Consultant or any other individual or entity affected by this Agreement nor provide information in any manner to any party outside this Agreement that would conflict with Consultant's responsibility to City during the term hereof.

ARTICLE 11

Assignment and Delegation: Consultant is engaged by City for its unique qualifications and skills as well as those of its personnel. Consultant shall not subcontract, delegate, or assign services to be provided, in whole or in part, to any other person or entity without prior written consent of City.

ARTICLE 12

Independent Contractor / Liability: Consultant is, and shall be at all times, deemed independent and shall be wholly responsible for the manner in which it performs services required by the terms of this Agreement. Consultant exclusively assumes responsibility for acts of its employees, associates, and subcontractors, if any are authorized herein, as they relate to services to be provided under this Agreement during the course and scope of their employment.

Consultant shall be responsible for performing work under this Agreement in a safe, professional, skillful, and workmanlike manner and shall be liable for its own negligence and negligent acts of its employees. City shall have no right of control over the manner in which work is to be completed and shall, therefore, not be charged with responsibility of preventing risk to Consultant or its employees.

ARTICLE 13

Default, Termination, and Cancellation:

- A. Default: Upon occurrence of any default of the provisions of this Agreement, a party shall give written notice of said default to the party in default (notice). If the party in default does not cure the default within ten (10) days of the date of notice (Time to Cure), then such party shall be in default. Any extension of time following the notice must be in writing, prepared by the party in default for signature by the party giving notice, and must specify the reason(s) for the extension and the date in which the Time to Cure shall expire.

Notice given under this section shall specify the alleged default and the applicable Agreement provision and shall be demand that the party in default perform the provisions of this Agreement within the applicable period of time. No such notice shall be deemed a termination of this Agreement unless the party giving notice so elects in this notice, or the party giving notice so elects in subsequent written notice after the Time to Cure has expired. In the event of termination for default, City reserves the right to take over and complete the work by contract or by any other means.

- B. Bankruptcy: This Agreement, at the option of City, shall be terminable in the case of bankruptcy, voluntary or involuntary, or insolvency of Consultant.
- C. Ceasing Performance: City may terminate this Agreement in the event Consultant ceases to operate as a business or otherwise becomes unable to substantially perform any term or condition of this Agreement.
- D. Termination or Cancellation without Cause: City may terminate this Agreement in whole or in part upon seven (7) calendar days' written notice by City without cause. If such prior termination is effected, City will pay for satisfactory services rendered prior to the effective dates, as set forth in the Notice of Termination provided to Consultant, and for such other services which City may agree to in writing as necessary for contract resolution. In no event, however, shall City be obligated to pay more than the total amount of the Agreement. Upon receipt of a Notice of Termination, Consultant shall promptly discontinue all services affected, as of the effective date of termination set forth in such Notice of Termination, unless the Notice directs otherwise.

ARTICLE 14

Indemnity: Consultant shall defend, indemnify, and hold City and its officers, agents, employees, and representatives harmless against and from any kind and all claims, suits, losses, damages, and liability for damages of every name, kind, and description, including attorneys' fees and costs incurred, brought for, or on accounts of, injuries to, or death of, any person, including but not limited to workers, City employees, and the public, or damage to property, or any economic or consequential losses, which are claimed to, or in any way arise out of, or are connected with Consultant's services, operations, or performance hereunder regardless of the existence or degree of fault or negligence of the part of City and Consultant, and employee(s) of any of these, except for the sole or active negligence of City, its officers, agents, employees, and representatives, or as expressly prescribed by statute. This duty of Consultant to indemnify and save City harmless includes the duties to defend set forth in California Civil Code Section 2778.

ARTICLE 15

Insurance: The Consultant shall provide detailed information pertaining to the limits of the general and professional liability insurance.

ARTICLE 16

Conflict of Interest: The parties to this Agreement have read and are aware of the provisions of Government Code Section 1090 et seq. and Section 87100 relating to conflict of interest of public officers and employees. Consultant attests that it has no current business or financial relationship with any City employee(s) that would constitute a conflict of interest with provision of services under this Agreement and will not enter into any such business or financial relationship with any such employee(s) during the term of this Agreement. City represents that it is unaware of any financial or economic interest of any public officer or employee of Consultant relating to this Agreement. It is further understood and agreed that if such a financial interest does exist at the inception of this Agreement either party may immediately

terminate this Agreement by giving written notice as detailed in ARTICLE 13, Default, Termination, and Cancellation, herein.

ARTICLE 17

Licenses: Consultant hereby represents and warrants that Consultant employed under this Agreement has all the applicable licenses, permits, and certifications that are legally required for Consultant to practice its profession or provide the services or work contemplated under this Agreement in the State of California. Consultant shall obtain or maintain said applicable licenses, permits, or certificates in good standing throughout the term of this Agreement.

ARTICLE 18

Contract Administrator: The City employee with responsibility for administering this Agreement is (NAME), (TITLE), Development Services Department.

ARTICLE 19

Authorized Signatures: The parties to this Agreement represent that the undersigned individuals executing this Agreement on their respective behalf are fully authorized to do so by law or other appropriate instrument and to bind upon said parties the obligations set forth herein.

ARTICLE 20

Entire Agreement: This document and the documents referred to herein are the entire Agreement between the parties, and they incorporate or supersede all prior written or oral agreements or understandings.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below.

CITY OF PLACERVILLE

By: _____
Name, Title

Dated: _____

By: _____
Name, Title

Dated: _____

CONSULTANT NAME

By: _____
Name, Title
Consultant

Dated: _____

By: _____
Name, Title
Consultant

Dated: _____

EXHIBIT B

REQUEST FOR PROPOSAL 2023-02 SITE SPECIFIC DESIGNS IDENTIFIED AFFORDABLE HOUSING LOCATIONS

NARRATIVE DESCRIPTION:

<input type="checkbox"/>	Narrative including but not limited to: site size, square footage/acreage, number of floors of construction, number of units, parking provided, landscaping and household size.
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SITE PLAN (Checklist of required elements below):

<input type="checkbox"/>	Sheet numbers, project name/location, Architect / Engineer name, address, and phone number.
<input type="checkbox"/>	North arrow and scale of illustration; date of preparation and/or revisions.
<input type="checkbox"/>	Vicinity map, surrounding Zoning and General Plan designations, Assessor’s Parcel Number (APN).
<input type="checkbox"/>	Total area (acreage or square feet) of the project site.
<input type="checkbox"/>	The total number of proposed and existing structures.
<input type="checkbox"/>	The area of the site to be covered by buildings and paved by surfaces (%).
<input type="checkbox"/>	Dimensioned property lines and all building setbacks per Housing Opportunity Overlay (HO).
<input type="checkbox"/>	Location, name and width of adjacent streets.
<input type="checkbox"/>	Required street improvements.
<input type="checkbox"/>	Location and dimensions (width) of drainage swales, watercourses, ponds, lakes, marshes, or wetlands.
<input type="checkbox"/>	Existing and proposed public and private easements.
<input type="checkbox"/>	Dimensioned existing and proposed on and off site improvements.
<input type="checkbox"/>	Dimensioned existing and proposed buildings and square footage.
<input type="checkbox"/>	Total number of parking spaces required and provided, including compact spaces permitted under Zoning Ordinance Section 10-4-4 ¹ .
<input type="checkbox"/>	Dimensioned parking spaces and aisles, traffic flow with directional arrows.
<input type="checkbox"/>	Location and dimensions of proposed walls, fences, trash enclosures, and exterior lights.
<input type="checkbox"/>	Drainage system (for parking lot, roof, etc.)
<input type="checkbox"/>	Sewer and water lines (existing and proposed) including easements, including locations of all existing and proposed fire hydrants, backflow preventers, pressure release valves, etc.
<input type="checkbox"/>	Existing and proposed contours.
<input type="checkbox"/>	Exterior pedestrian circulation pattern, including handicapped-accessible path of travel.

¹ Zoning Ordinance Section 10-4-4 (C) 9, “Up to twenty percent (20%) of the parking stalls can be for compact cars. These stalls shall have a minimum size of seven feet by seventeen feet (7’ x 17’).”

ELEVATION PLANS (Checklist of required elements below):

<input type="checkbox"/>	Exterior elevations of all sides of the proposed new buildings, clearly showing architectural elements.
<input type="checkbox"/>	Exterior treatment and color scheme.
<input type="checkbox"/>	Elevations of trash enclosures, including materials used, colors and finishes.
<input type="checkbox"/>	Where existing slopes are greater than 10% show typical building sections through the critical slopes.
<input type="checkbox"/>	Photographs of existing buildings and buildings on adjacent properties, if any.
<input type="checkbox"/>	All roof equipment.

CONSTRUCTION DEVELOPMENT DATA

A. Building / Classification – California Building Code

	EXAMPLE
Type _____	Type _____ V-1 Hr.
Group(s) _____	Group(s) _____ B-2
No. Stories _____	No. Stories _____ 2
Basement Floor Area _____	Basement Floor Area _____ N/A
1 st Floor Area _____	1 st Floor Area _____ 5,000 sf
2 nd Floor Area _____	2 nd Floor Area _____ 2,500 sf
3 rd Floor Area _____	3 rd Floor Area _____ N/A
Total Floor Area _____	Total Floor Area _____ 7,500 sf

B. Exterior Walls

<p><u>Structure</u></p> <p>_____ Wood Framed</p> <p>_____ Steel Framed</p> <p>_____ Masonry</p> <p>_____ Concrete</p> <p>_____ Poured</p> <p>_____ Tilt-Up</p> <p>_____ Other _____</p>	<p><u>Covering</u></p> <p>_____ Wood</p> <p>_____ Plywood Siding</p> <p>_____ Wood Siding</p> <p>_____ Shingles</p> <p>_____ Stucco</p> <p>_____ Veneer</p> <p>_____ Brick (Thin)</p> <p>_____ Tile</p> <p>_____ Metal</p> <p>_____ Other _____</p>
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C. Roof

<p><u>Structure</u></p> <p>_____ Wood Framed</p> <p>_____ Steel Framed</p> <p>_____ Concrete</p>	<p><u>Covering</u></p> <p>_____ Asphalt Shingles</p> <p>_____ Build-Up</p> <p>_____ Metal</p> <p>_____ Tile</p> <p>_____ Wood</p> <p>_____ Shingles</p> <p>_____ Class B</p> <p>_____ Other _____</p>
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D. Floor

<p><u>Structure</u></p> <p>_____ Wood Framed</p> <p>_____ Steel Framed</p> <p>_____ Concrete</p>	<p><u>Covering</u></p> <p>_____ Wood</p> <p>_____ Carpet</p> <p>_____ Other _____</p>
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E. Ceilings

Structure

- Wood Framed
- Steel Framed
- Concrete

Covering

- Gypsum Board
- Non Rated
- Fire Resistive
- Plaster
- Suspended
- Fire Resistive
- Wood
- Other _____

F. Fire Protection

Water Supply

- City
- EID
- Other _____

Fire Hydrant(s)

_____ feet from nearest fire hydrant to proposed structure(s).

Automatic Fire Extinguishing System(s)

- Automatic Sprinkler System
- Other _____

Standpipes

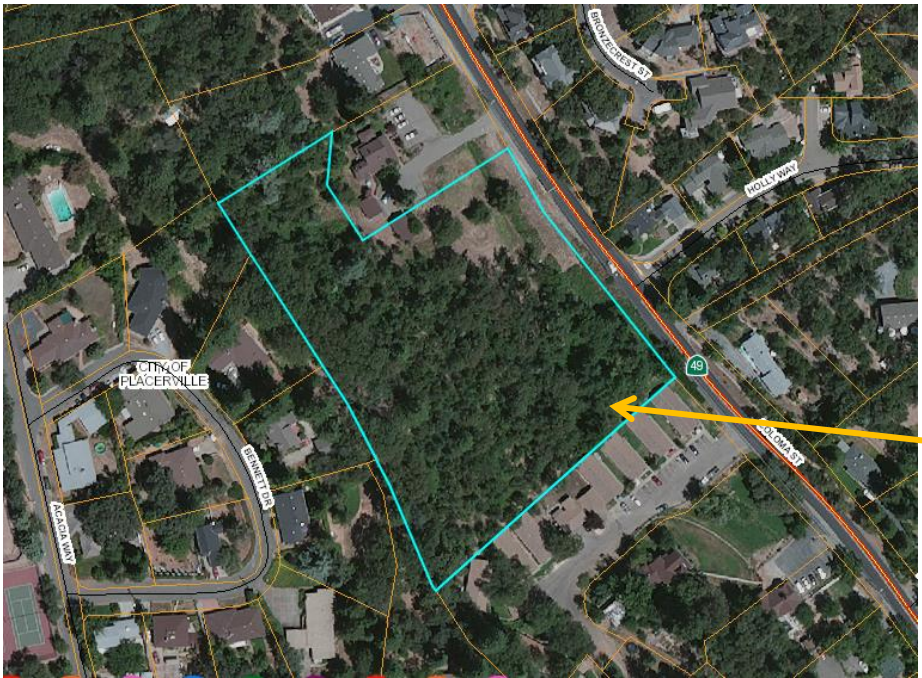
- Class I
- Class II
- Class III

G. Liquefied Petroleum Gas

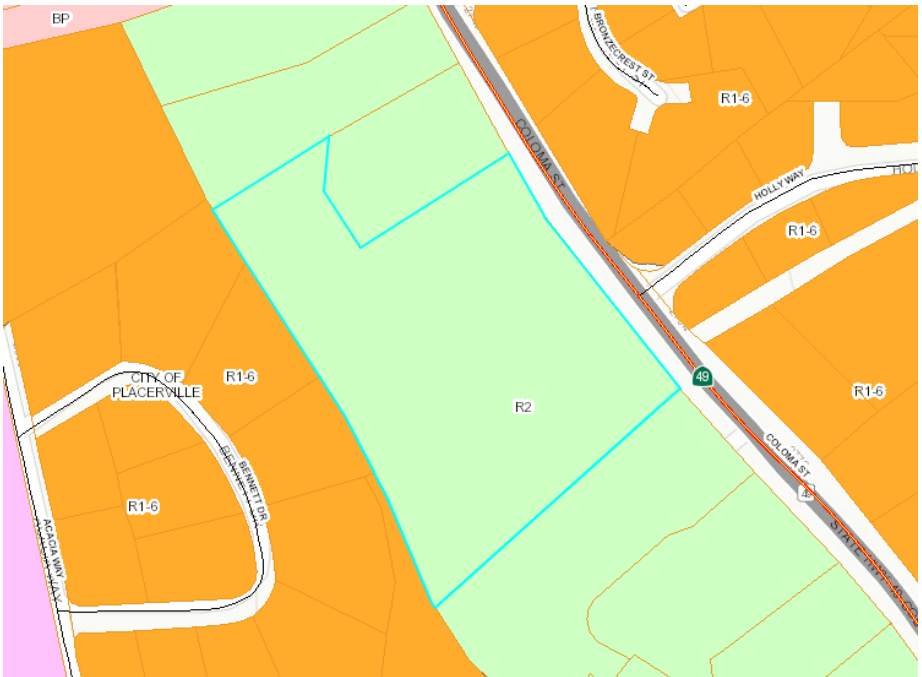
Show size and location of tank on Site Plan with dimensions from property lines and structures.

EXHIBIT C

REQUEST FOR PROPOSAL 2023-02 SITE SPECIFIC DESIGNS IDENTIFIED AFFORDABLE HOUSING LOCATIONS

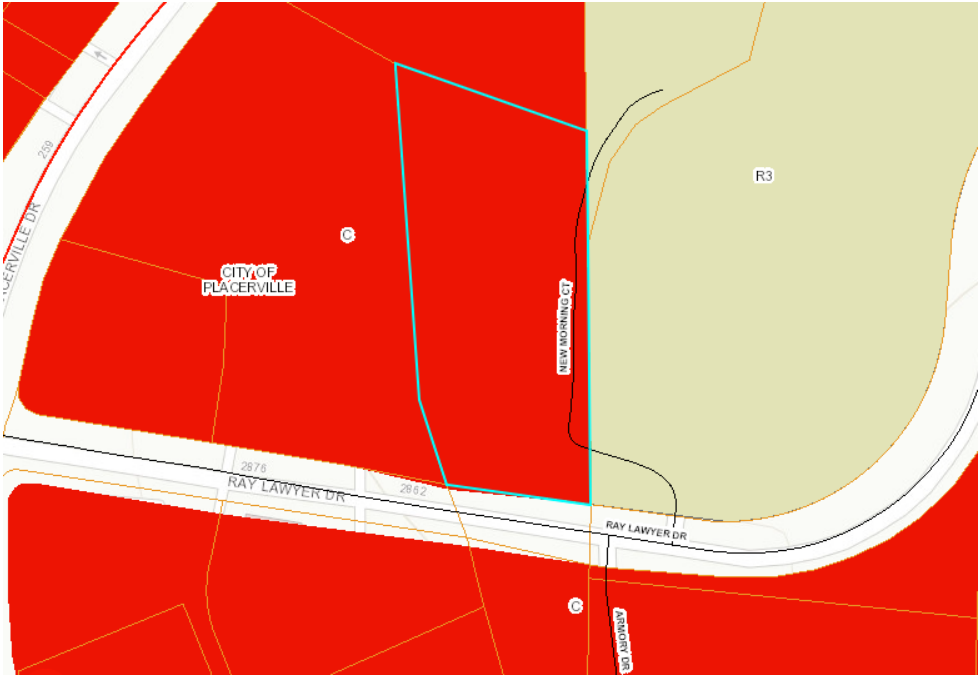


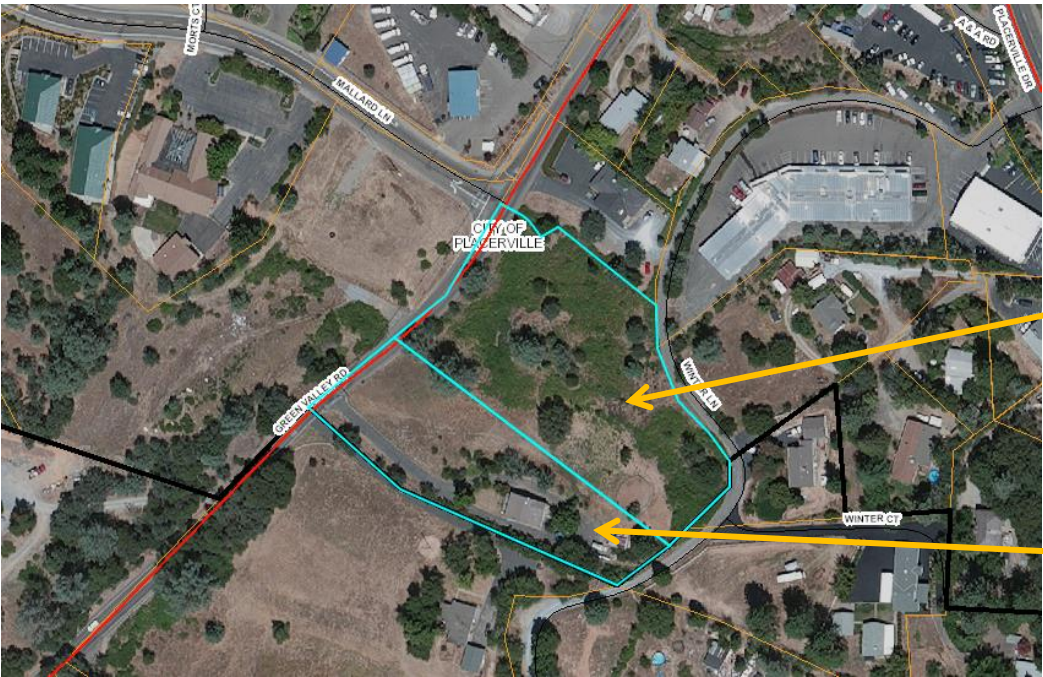
APN 001-092-027
2752 COLOMA STREET
3.77 AC





APN 325-240-016
201 New Morning Court
2.36 AC





APN 325-120-030
7460 GREEN VALLEY ROAD
2.11 AC

APN 325-160-008
7444 GREEN VALLEY ROAD
1.16 AC

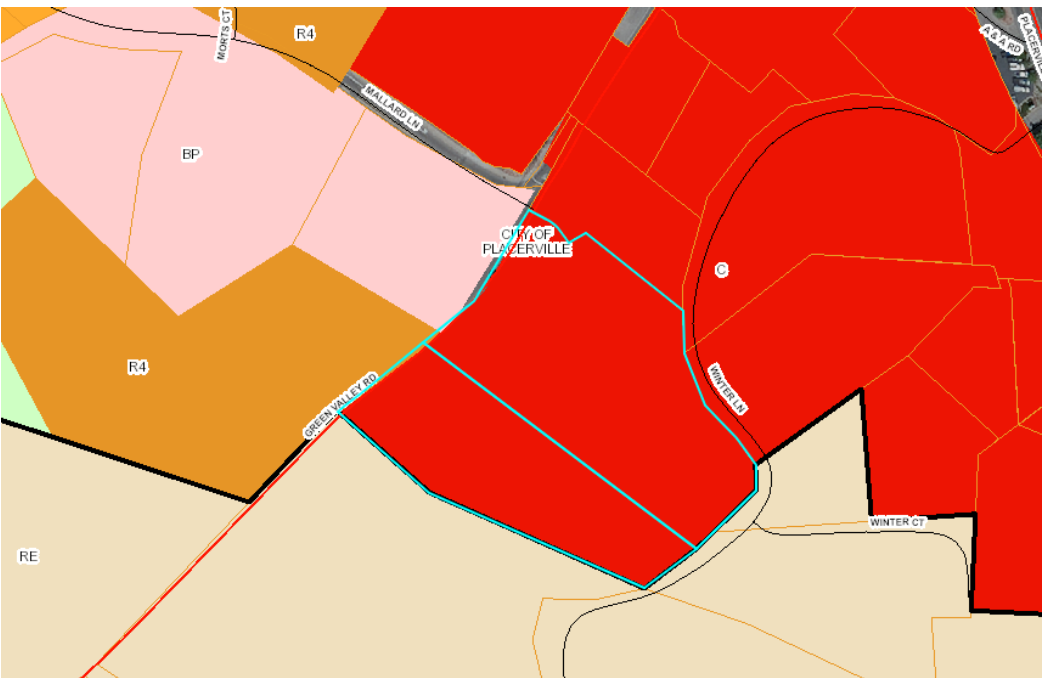


EXHIBIT D

REQUEST FOR PROPOSAL 2023-02 SITE SPECIFIC DESIGNS IDENTIFIED AFFORDABLE HOUSING LOCATIONS

APPENDIX B. UPZONING/REZONING ANALYSIS

The following APNs were evaluated for potential upzoning or rezoning to provide additional inventory of multi-family zoned parcels to facilitate the development of housing to lower- and moderate-income households.

1. *APN 323-570-01 and APN 323-570-37*
(Middletown / Cold Springs Rd. / Placerville Dr.)

APN 323-570-01 and 323-570-37 total 7.6 acres. Parcels are zoned C, Commercial. They front Middletown Rd., Cold Springs Rd. and Placerville Dr. Average slope is approximately 21.5%. Sewer and water utilities exist within Middletown Road and Placerville Drive. Parcels are within ¼ mile of Markham Middle School and El Dorado High School. Site is adjacent to Placerville Dr. shopping and retail district. Transit stop at Home Depot.

Figure 1: Middletown Road / Cold Springs Road / Placerville Drive



Table 47 provides the gross and potential units from these parcels.

Table 47: Gross and Potential Units from APNs 323-570-01 and 323-570-37

Max Zone Density	Gross Units	Potential Units (75% of Gross)
R-2 = 8 dua	8 dua x 7.6 ac = 62	0.75 x 62 = 46
R-3 = 12 dua	12 dua x 7.6 ac = 91	0.75 x 91 = 68
R-4 = 16 dua	16 dua x 7.6 ac = 121	0.75 x 121 = 91
20 dua	20 dua x 7.6 ac = 152	0.75 x 152 = 114

2. *Mixed-use areas defined within Placerville Drive Development Plan*

Figure 2: Central Village Core



Figure 3: Green Valley Rd./Placerville Drive



Figure 4: Oetting Property Project Site

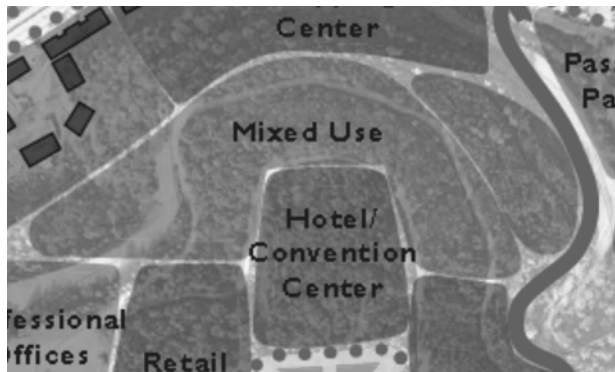
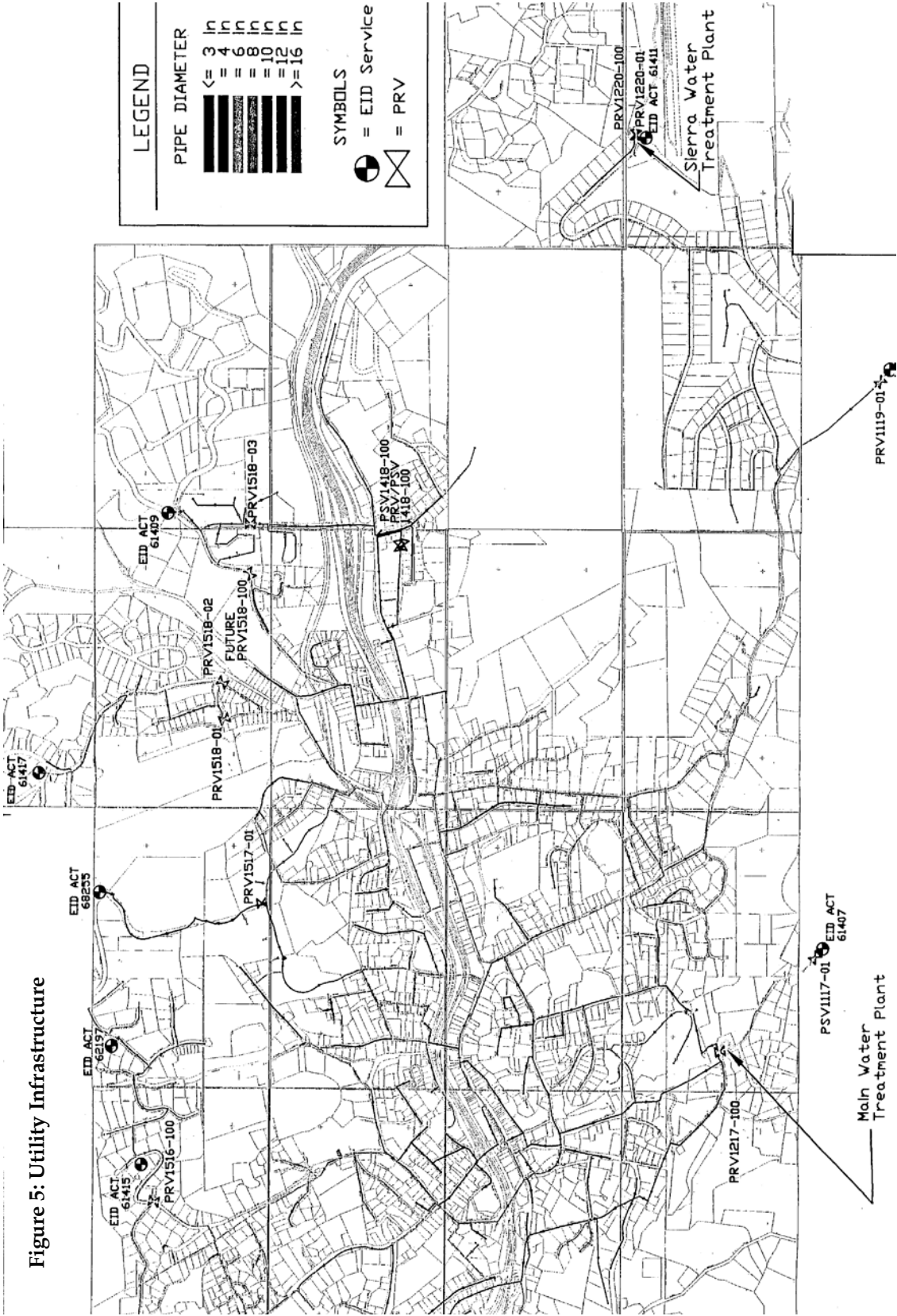


Table 48: Potential Uses within Placerville Drive Development Plan Area

Preferred Vision Plan Area	Address(es)	Parcel Number	Parcel Acres	Analysis
Central Village Core	309-317 Placerville Dr.	323:260:10	2.09	Ostensibly all parcels contain existing commercial or residential structures, parking areas, etc. Maximum density will be derived from a combination of maximum building height, lot coverage, floor area ratios and parking requirements defined under a mixed-use zone.
"	347 Placerville Dr.	323:400:21	2.78	
"	399 Placerville Dr.	323:400:02	2.64	
"	415 Placerville Dr.	323:400:03	2.08	
"	555 Pierroz Road	323:400:04	1.45	
"	332 Placerville Dr.	323:400:06; 323:400:08	2.00	
"	338-344 Placerville Dr.	323:400:23	1.09	
"	358-374 Placerville Dr.	323:400:11	1.99	
"	386 Placerville Dr.	323:400:12	1.08	
"	416-426 Placerville Dr.	323:400:13	5.00	
Placerville Dr. / Green Valley Rd.	191-197 Placerville Dr.	325:120:87	0.33	
"	183 Placerville Dr.	325:120:37	0.42	
"	179 Placerville Dr.	325:120:35	0.67	
"	175 Placerville Dr.	325:120:62; 325:120:63	2.13	
"	161 Placerville Dr.	325:120:32	0.34	
"	163 Placerville Dr.	325:120:33	0.46	
"	155 Placerville Dr.	325:160:41	0.66	
"	-	325:160:37	0.40	
"	7502-7510 Green Valley Rd.	325:120:59	1.23	
"	7500, 7528, 7530 Green Valley Rd.	325:120:38	0.64	
"	7490 Green Valley Rd.	325:120:92	0.39	
"	7460 Green Valley Rd.	325:120:30	0.37	
"	7444 Green Valley Rd.	325:160:08	1.00	
"	7509 Winter Ln.	325:120:93	0.37	
Oetting Property Project Site	-	Portion of 323:400:16	Portion of 48.26	Res. "mixed-use" areas located on >30% slope; pre-graded "Professional Offices" area suitable for res. densities at 16-20 du/a, not the >30% slope.

APPENDIX C. UTILITY INFRASTRUCTURE



APPENDIX E.
CITY OF PLACERVILLE POTENTIAL LOW INCOME HOUSING LAND INVENTORY

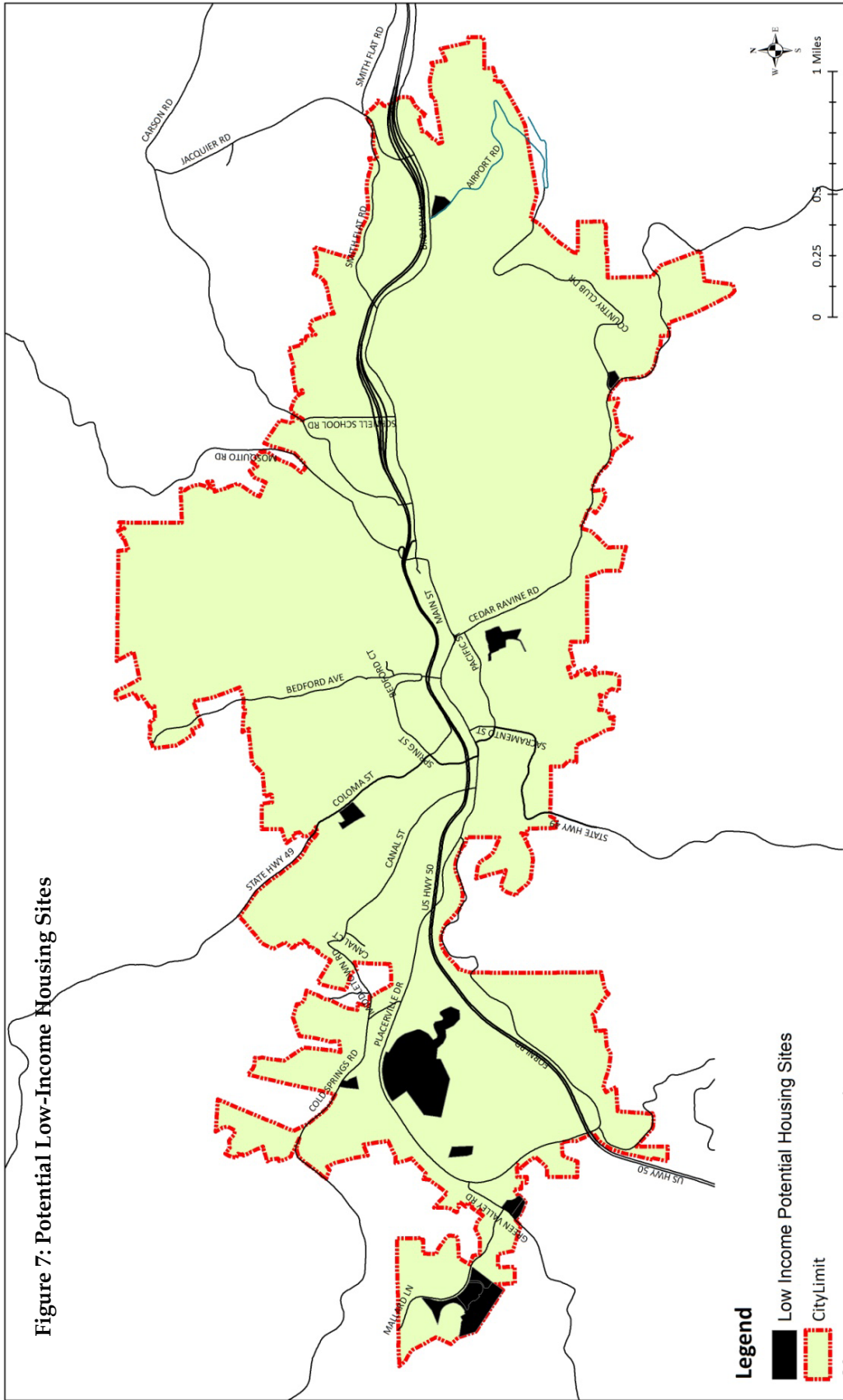


Figure 7: Potential Low-Income Housing Sites

The following potential sites if rezoned to the R-5 zone and density would permit owner-occupied or multifamily residential uses by right, with compliance with local design standards, but without discretionary action. This is consistent with State statute for the development of lower-income housing at the target density of a minimum of 20 dwelling units per acre and maximum of 24 dwelling units per acre.

The sites to be rezoned may include, but are not limited to, the potential sites identified in this appendix and Table 40. Appropriate sites will be vetted and selected through a rezoning process in accordance with legal requirements and the requisite CEQA analysis.

Site 1: APN 323-220-08 – Mallard Lane at Macintosh Drive

Acreage: 4.04	Development Potential Under R-3 (12 DU/AC)
Land Use Considerations	Gross Unit Capacity: 48 units
Existing General Plan: High Density Residential	Realistic Unit Capacity: 48 units
Existing Zoning: R-3	Development Potential Under R-5 (20-24 DU/AC):
Existing Use: Vacant	Gross Unit Capacity: 81-96 units
Pending Development: None	Realistic Unit Capacity: 81-96 units
Potential Zoning: R5 (20-24 DU/AC)	

Infrastructure Considerations

Sewer and water utilities are within immediate vicinity along Mallard Lane. Traffic impact mitigation (improvement and/or fair share contribution) is likely along Green Valley Road offsite to offset anticipated traffic at build-out.

Environmental Considerations

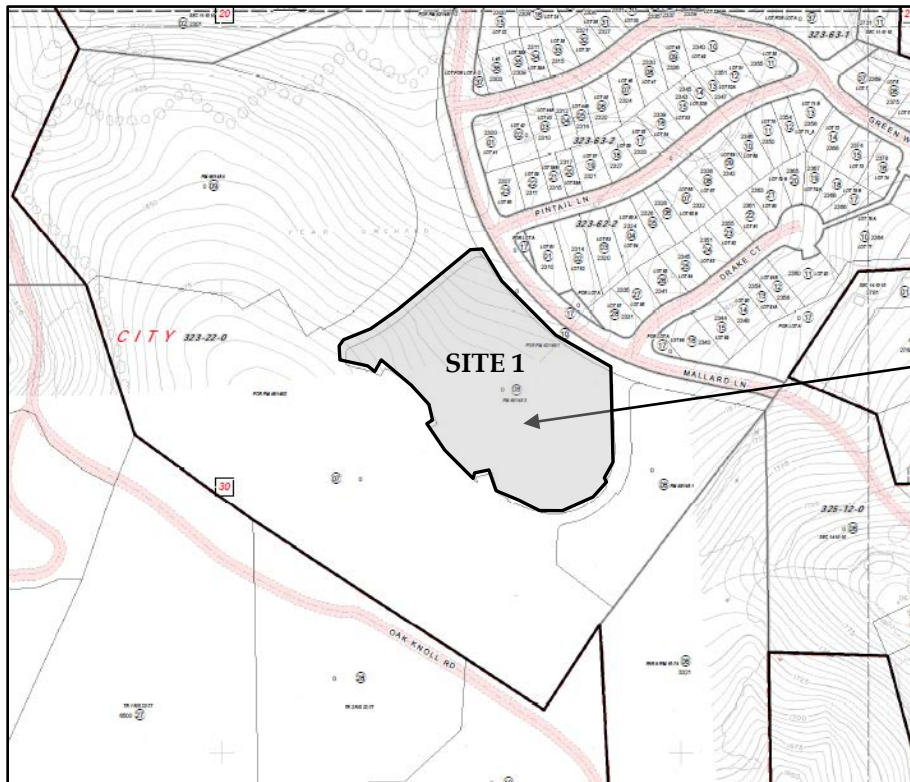
Noise: No noise generating land use in site vicinity.
 Flooding: Site is located outside FEMA 100-Year Flood Zone.
 Slope: Site rough graded
 Biotic Resources: Vegetation removed during mass pad grading. Both parcels are under common ownership.

Notes: Site is along El Dorado Transit route, and one-half mile distance to Armory Drive Park & Ride Commuter Bus station. Site is less than one-half mile to Placerville Drive shopping and El Dorado County Center.

Figures 8 & 9: Site 1 – Mallard Lane Photos



Figure 10: Site 1 – Mallard Lane Location Map



APN 323-220-08

Site 2: APN: 051-505-01 – 3607 Cedar Ravine Road at Country Club Dr.

Acreage: 1.12	Potential Zoning: R-5-AO (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-3 (12 DU/AC)
General Plan: High Density Residential	Gross Unit Capacity: 13 units
Existing Zoning: R-3-AO, Multi-Family Residential-Airport Overlay Zone (12 DU/AC)	Realistic Unit Capacity: 13 units
Existing Use: Vacant underutilized residential site.	Development Potential Under R-5 (20-24 DU/AC)
Pending Development: None.	Gross Unit Capacity: 22-26 units
	Realistic Unit Capacity: 22-26 units

Infrastructure Considerations

Sewer and water utilities serve the site.

Environmental Considerations

Noise: Noise generating land uses in site vicinity are: Lions Park, a City municipal park and Placerville Airport located east. The site is within the Placerville Airport's High Noise/Risk Zone. Development of low-income residential uses on this site will require an overflight notification be recorded as a conditional of approval (Policy 4.5.2., Placerville Airport Land Use Compatibility Plan, adopted by City by reference). Recorded overflight notifications will appear on property title. Their intent is to alert those interested in the project that the site is within an airport's influence area, with aircraft overflight of the property.

Flooding: Site is not located within FEMA 100-Year Flood Zone.

Slope: Less than 10 percent.

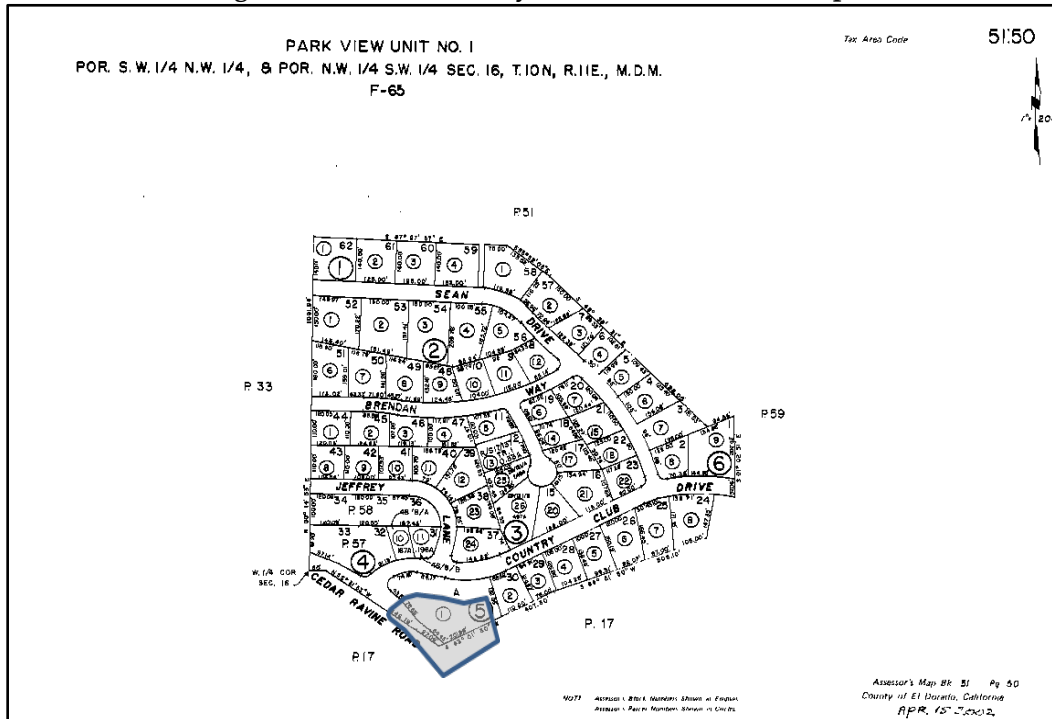
Biotic Resources: Interspersed mature oak and pine trees. Native and non-native grasses, shrubs and ground covers.

Other Considerations

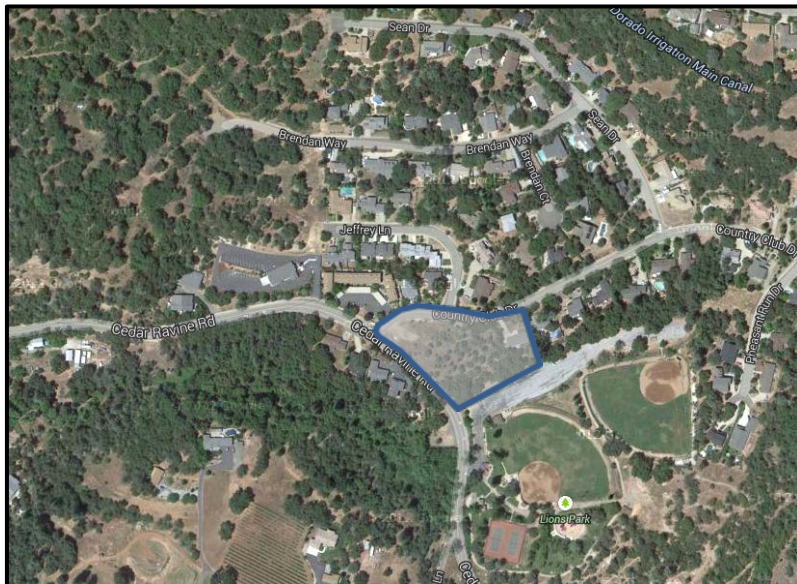
Site is adjacent to the City municipal Lions Park; it is approximately one mile southeast of employment sources Marshall Medical Center and associated professional uses; it has convenient US 50 (1.3 miles north) and Placerville Station commuter Park & Ride facility vehicle access (two miles northeast).

Site would require only zone change due to existing High Density Residential land use.

Figure 11: Site 2 – Country Club Drive Location Map



Figures 12, 13 & 14: Site 2 – Country Club Drive Photos



Site 3: APN 001-092-27 - Coloma Road (State Route 49)

Acreage: 3.76 acres	Potential Zoning: R-5 (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-2 (8 DU/AC)
General Plan: High Density Residential	Gross Unit Capacity: 30 units
Existing Zoning: R-2, Multi-Family Residential (8 DU/AC)	Realistic Unit Capacity: 30 units
Existing Use: Vacant residential site.	Development Potential Under R-5 (20-24 DU/AC)
Pending Development: None.	Gross Unit Capacity: 75-90 units
	Realistic Unit Capacity: 75-90 units

Infrastructure Considerations

Electrical, sewer and water utilities serve the site along Coloma Road.

Environmental Considerations

Noise: Noise generating land uses in site vicinity is SR 49.

Flooding: Site is not located within FEMA 100-Year Flood Zone.

Slope: Less than 20 percent.

Biotic Resources: Interspersed mature oak and pine trees. Native and non-native grasses, shrubs and ground covers.

Note: Adjoining multi-family uses to the south; single-family residential uses located east; professional office use located north.

Figure 15: Site 3 – Coloma Road Photo



Figure 16: Site 3 – Coloma Road Location Map



Site 4: APN 003-241-55 - 928 Adams Way

Acreage: 6.02	Potential Zoning: R-5 (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-4 (16 DU/AC)
General Plan: High Density Residential	Gross Unit Capacity: 96 units
Existing Zoning: R-4, Multi-Family Residential (16 DU/AC)	Realistic Unit Capacity: 72 units
Existing Use: Underutilized residential site.	Development Potential Under R-5 (20-24 DU/AC)
Pending Development: None.	Gross Unit Capacity: 120-144 units
	Realistic Unit Capacity: 90-108 units

Infrastructure Considerations

Water, sewer and electric utilities currently serve the site and vicinity.

Environmental Considerations

Noise: Noise generating land use in site vicinity is Rotary Park and its lighted youth baseball field located southwest and adjacent to the site.

Flooding: Site is not located within FEMA 100-Year Flood Zone.

Slope: Less than 10 percent on $\frac{3}{4}$ of site, with eastern $\frac{1}{4}$ at >20% slope.

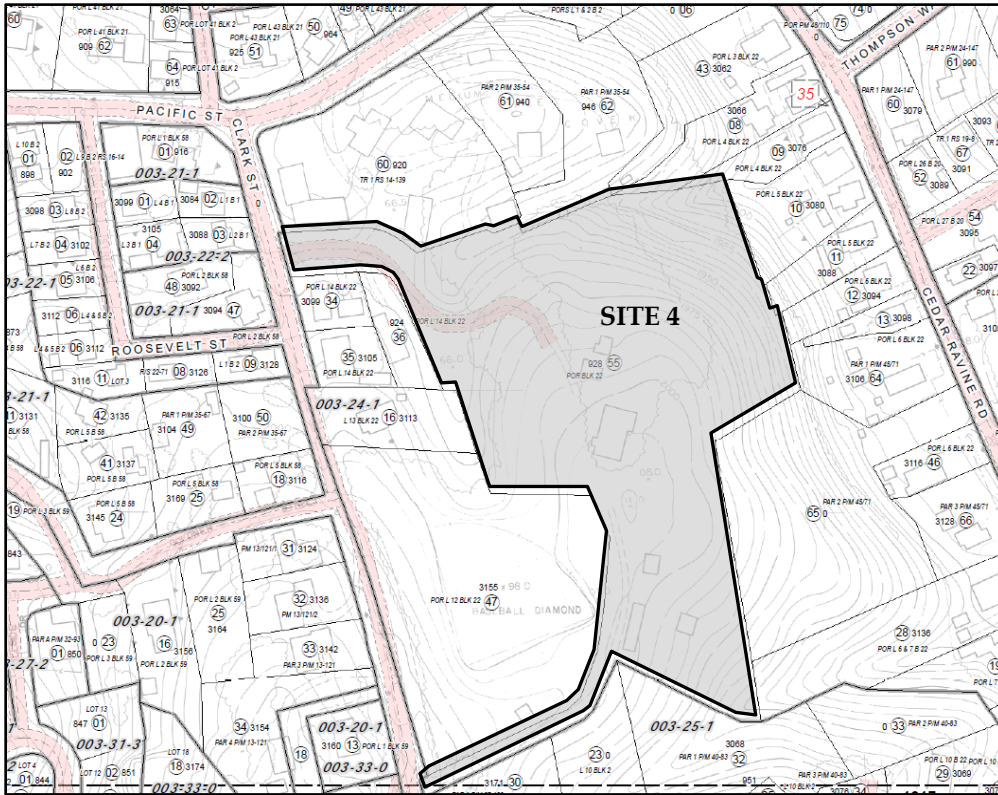
Biotic Resources: Mature pine trees. Native and non-native grasses, shrubs and ground cover most of the site.

Other Considerations

Site is partially occupied by two dwelling units. Assessor's records indicate that one dwelling unit was constructed in 1903. El Dorado Transit serves the site vicinity at the intersection of Clark Street and Pacific Streets.

Site would require only zone change due to existing High Density Residential land use.

Figure 17: Site 4 – Adams Way Location Map



Site 5: 323-450-11 - 2800 Cold Springs Road

Acreage: 1.51	Potential Zoning: R-5 (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-4 (16 DU/AC)
General Plan: High Density Residential	Gross Unit Capacity: 24 units
Existing Zoning: R-4, Multi-Family Residential (16 DU/AC)	Realistic Unit Capacity: 24 units
Existing Use: Underutilized residential site; contains one single-family residence.	Development Potential Under R-5 (20-24 DU/AC)
Pending Development: None.	Gross Unit Capacity: 30-36 units
	Realistic Unit Capacity: 30-36 units

Infrastructure Considerations

Water, sewer and electric utilities currently serve the site and vicinity.

Environmental Considerations

Noise: No noise related land uses are within site vicinity.
Flooding: Site is not located within FEMA 100-Year Flood Zone.
Slope: Less than 10 percent.
Biotic Resources: Native and non-native grasses, shrubs and ground on site.

Other Considerations

Site is partially occupied by one single-family dwelling. Assessor's records indicate that one dwelling unit was constructed in 1960s.

El Dorado Transit serves the site vicinity.

Site would require only zone change due to existing High Density Residential land use.

Figure 18: Site 5 – Cold Springs Road Location Map



Site 6: APN: 325-120-30 – 7460 Green Valley Road at Mallard Lane

Acreage: 2.11 acres, 1.88 buildable	Potential Zoning: R-5 (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-5
Existing General Plan: C, Commercial	(20-24 DU/AC)
Existing Zoning: C, Commercial	Gross Unit Capacity: 42-50 units
Existing Use: Vacant	Realistic Unit Capacity: 37-45 units
Pending Development: None	

Infrastructure Considerations

Sewer and water utilities are within immediate vicinity along Mallard Lane. Traffic impact mitigation (improvement and/or fair share contribution) is likely along Green Valley Road offsite to offset anticipated traffic at build-out.

Environmental Considerations

Noise: No noise generating land use in site vicinity.
Flooding: Site is located outside FEMA 100-Year Flood Zone.
Slope: Less than 20 percent
Biotic Resources: Vegetation removal during future development.

Other Considerations

Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds. Proposed Boys and Girls Club facility located across Green Valley Road from site.

Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.

Figure 19: Site 6 – Green Valley Road Photo



Figure 20: Site 6 – Green Valley Road Map



Site 7: APN 325-160-08 - 7444 Green Valley Road

Acreage: 1.16 acres	Potential Zoning: R-5 (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-5
Existing General Plan: C, Commercial	(20-24 DU/AC)
Existing Zoning: C, Commercial	Gross Unit Capacity: 23-27 units
Existing Use: Vacant	Realistic Unit Capacity: 23-27 units
Pending Development: None	

Infrastructure Considerations

Between early 1990s and 2009 this parcel and the adjoining parcel located southwest (Site 6) were designated high density residential and had zoning of R-4. Sewer lift station is likely needed to accommodate development; existing single-family residential home on the parcel.

Environmental Considerations

Noise: No noise generating land use in site vicinity.
Flooding: Site is located outside FEMA 100-Year Flood Zone.
Slope: Less than 20 percent
Biotic Resources: Vegetation removal during future development.

Other Considerations

Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds. Proposed Boys and Girls Club facility located across Green Valley Road from site.

Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.

Figure 21: Site 7 – Green Valley Road Photo



Figure 22: Site 7 – Green Valley Road Location Map



Site 8: APN: 323-400-16 - Ray Lawyer Drive

Acreage: 2.28 acres of 48 total acres	Potential Zoning: R-5 (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-5 at 2.28 acres:
Existing General Plan: BP, Business-Professional and Low Density Residential	(20-24 DU/AC)
Existing Zoning: BP, Business Professional	Gross Unit Capacity: 45-54 units
Existing Use: Vacant	Realistic Unit Capacity: 45-54 units
Pending Development: None.	

Infrastructure Considerations

Site has access to Ray Lawyer Drive.

Adjacent and east of Placerville Heritage Homes Subdivision, tentatively approved for twenty (20) dwelling units. Placerville Heritage Homes' project would create a private sewer lateral to the public sewer located within Placerville Drive. This private service could be sized accordingly upon installation to accommodate Site 8 residential unit capacity.

Existing water service is located within Ray Lawyer Drive.

Environmental Considerations

Noise: Placerville Speedway at El Dorado Fairgrounds located south of the site.
Flooding: Site is located outside FEMA 100-Year Flood Zone.
Slope: Less than 10 percent.
Biotic Resources: None.

Other Considerations

The Placerville Drive Development and Implementation Plan adopted by City Council in 2009, envisions the site for professional offices. Existing land use for this portion of the site is BP, Business-Professional and Low Density Residential. Existing zoning for this portion of the site is BP, Business Professional and R1-20.

Site would require general plan amendment and rezone due to the existing Business Professional land use and Low Density land use and zoning.

Site is adjacent and east of a tentatively approved 20-unit single-family residential, zero lot line subdivision, and the existing Placer Village Apartments. Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds.

Figures 23 & 24: Site 8 – Ray Lawyer Drive Photo



Figure 25: Site 8 – Ray Lawyer Drive Location Map



Site 9: APN: 325-240-16 – 201 New Morning Court

Acreage: 2.36	Potential Zoning: R-5 (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-5 at 2.36 acres:
Existing General Plan: C, Commercial	(20-24 DU/AC)
Existing Zoning: C, Commercial	Gross Unit Capacity: 47-56 units
Existing Use: Vacant	Realistic Unit Capacity: 47-56 units
Pending Development: Site of future New Morning Youth and Family Services Offices	

Infrastructure Considerations

Site has full pedestrian and vehicle access to Ray Lawyer Drive (New Morning Court). Public utilities located within Placerville Drive.

Environmental Considerations

Noise: Placerville Speedway at El Dorado Fairgrounds located southeast of site.
Flooding: Site is located outside FEMA 100-Year Flood Zone.
Slope: Less than 10 percent.
Biotic Resources: None.

Other Considerations

The Placerville Drive Development and Implementation Plan adopted by City Council in 2009, envisions the site for High Density Housing. Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.

Site is adjacent and west of the existing Placer Village Apartments. Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds.

Figure 26: Site 9 – New Morning Court Location Map



Site 10: APN 049-190-06 – 3013, 3021, 3025, 3029 Airport Road and 1831, 1837 and 1839 Valley Court

Acreage: 2.35	Potential Zoning: R5- AO (20-24 DU/AC)
Land Use Considerations	
Existing General Plan: HWC, Highway Commercial	Development Potential Under R-5 at 75% of Gross Area due to flood plain:
Existing Zoning: HWC-AO, Highway Commercial, Airport Overlay	(20-24 DU/AC)
Existing Use: Vacant	Gross Unit Capacity: 47-56 units
	Realistic Unit Capacity: 35-42 units + 7 existing
Pending Development: None.	

Infrastructure Considerations

Water, sewer and electric utilities currently serve the site and vicinity.

Environmental Considerations

Noise: Noise generating land uses in site vicinity are the Placerville Airport located south and US 50 located north of the site. The site is within the Placerville Airport's High Noise/Risk Overflight Zone. Development of low-income residential uses on this site will require an overflight notification be recorded as a conditional of approval (Policy 4.5.2., Placerville Airport Land Use Compatibility Plan, adopted by City by reference). Recorded overflight notifications will appear on property title. Their intent is to alert those interested in the project that the site is within an airport's influence area, with aircraft overflight of the property.

Flooding: Northwestern portion of site within FEMA 100-year flood zone and floodway due to undersized culvert within Airport Road at Broadway.

Slope: Less than 10 percent.

Biotic Resources: Interspersed mature oak trees. Native and non-native grasses, shrubs and ground cover most of the site.

Other Considerations

Site is partially occupied by seven existing, vacant dwelling / cabins. Site is served by El Dorado Transit at Broadway. Historical use of this site has been residential.

Site would require general plan amendment and rezone due to the existing Highway Commercial land use and zoning.

Figure 27: Site 10 – Airport Road and Valley Court Photo



Figure 28: Site 10 – Airport Road and Valley Court Location Map

