

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE AMENDING THE HIGH DENSITY RESIDENTIAL (HD) LAND USE DESIGNATION CONTAINED WITHIN THE CITY OF PLACERVILLE'S GENERAL PLAN PART 1 LAND USE / CIRCULATION DIAGRAMS AND STANDARDS TO BRING IT INTO CONSISTENCY WITH STATE LAW; AND AMENDMENTS TO THE 2013-2021 HOUSING ELEMENT TO BRING IT INTO CONSISTENCY WITH STATE LAW AND INTERNAL CONSISTENCY WITH THE LAND USE / CIRCULATION DIAGRAMS AND STANDARDS OF THE GENERAL PLAN

WHEREAS, California Government Code §65583.2(e) and (f) of the State Housing law, defined the population characteristics for a jurisdiction located within a Metropolitan Statistical Area (MSA) to be considered "metropolitan" or "suburban"; Metropolitan Statistical Areas are defined by the U.S. Office of Management and Budget; and

WHEREAS, per Section 65583.2(f) of the California Government Code, a jurisdiction is considered metropolitan if the jurisdiction does not meet the requirements for "suburban area" above and is located in a MSA of 2,000,000 or greater in population, unless that jurisdiction's population is less than 25,000 in which case it is considered suburban; and

WHEREAS, the City of Placerville is located in the Sacramento-Arden-Arcade-Roseville, CA Metropolitan Statistical Area (MSA) that encompasses the complete counties and cities of El Dorado, Placer, Sacramento and Yolo; per the 2010 U.S. Census; the population for this MSA is 2,149,127; and

WHEREAS, per the 2010 U.S. Census the population of the City of Placerville was 10,389; and

WHEREAS, the City of Placerville's population is less than 25,000, and therefore the City is considered "suburban" per State planning law; and

WHEREAS, California Government Code §65583.2(c), (h) and (i) of the State Housing law sets forth the minimum density and development standards for a jurisdiction classified as "suburban" that the State asserts is appropriate to accommodate housing for lower income household; minimum residential density requirement is twenty (20) dwelling units per acre (du/a) for local jurisdictions such as Placerville; and

WHEREAS, the City of Placerville's intent to increase its maximum residential density allowance in accordance with State law was incorporated as Housing Program 24: High-Density Development into its amended 2008-2013 General Plan Housing Element (4th Cycle) which was re-adopted February 28, 2012 via Resolution No. 7975, and subsequently acknowledged by the State of California to be compliant; and

WHEREAS, the City Council of the City of Placerville on June 26, 2012 upon adoption of Resolution 8013, amended the language of the "High Density Residential (HD)" land use designation contained within the City of Placerville's General Plan Land Use/Circulation Diagrams and Standards under Housing Program 24: High-Density Development, by adding the R-5 (High Density Multi-Family) zone district to the list of compatible zoning districts under the HD land use designation, setting the minimum site area per dwelling unit, and increased the density range within the HD land use designation from 4.01 to 16.00 dwelling units per gross acre to 4.01 to 20.00 dwelling units per acre; and

WHEREAS, on August 14, 2012 the Placerville City Council adopted Ordinance No. 1651 that amended Title 10: Zoning Ordinance of the Placerville Municipal Code, adding Section 10-5-12: R-5, Multi-Family Residential Zone; and

WHEREAS, on February 11, 2014 the Placerville City Council adopted Resolution No. 8168 that approved General Plan Amendment 2013-01, otherwise known as the 2013-2021 Housing Element (5th Cycle), that involved an update to the Housing Element of the City's General Plan to ensure consistency with Government Code Section 65583 which states that a Housing Element is a mandatory element of the General Plan, and shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objective, financial resources, and schedule programs for the preservation, improvement, and development of housing within the planning area; and

WHEREAS, on February 25, 2014 the Placerville City Council adopted Resolution No. 8174 that initiated the City's intent to amend the City of Placerville Zoning Map, the General Plan Land Use Map and the Placerville Zoning Ordinance to implement General Plan 2013-2021 Housing Element's Program 3; Program 3 commits the City to rezone land that would permit a minimum density of twenty (20) dwelling units per acre to accommodate the unmet housing need of 106 units for lower income households identified during the 2008-2013 Housing Element (4th Cycle) planning period and 133 units for lower income households identified during the 2013-2021 Housing Element (5th Cycle) planning period; and

WHEREAS, the 2013-2021 Housing Element (5th Cycle) was found to be in full compliance with State Housing Element law (Article 10.6 of the Government Code) by the California Department of Housing and Community Development on March 5, 2014; and

WHEREAS, on September 23, 2014 the Placerville City Council adopted Ordinance No. 1665 that set the minimum and maximum density under the R-5 Zone (Section 10-5-12) at twenty (20) dwelling units to meet California Government Code §65583.2(h); it further qualified that density achieved shall be determined by the City based on site specific environmental constraints such as slope, water courses, road rights-of-way, easements, along with the development regulations (yards, building height, etc.), consistent with the General Plan as amended; and

WHEREAS, the City of Placerville was notified in a March 19, 2015 letter by the Department of Housing and Community Development, Division of Housing Policy Development (HCD) that the City's 5th Cycle no longer complies with State housing law, in that required rezoning of sites to accommodate 106 lower income units representing the housing need not met over the 4th Cycle Housing Element (2008-2013) update was not completed by the October 31, 2014 due date under State housing law; and

WHEREAS, HCD's March 19, 2015 letter further stated the City's effort under Ordinance No. 1665 to facilitate rezoning pursuant to Government Code §65583.2(h) and (i) to limit the density to both a minimum and maximum of twenty (20) dwelling units per acre can pose a potential constraint in not allowing flexibility and a range of densities to facilitate the development of multi-family housing; HCD suggested the City address this issue by amending the R-5 Zone to allow a range of densities, such as 20-25 units per acre; and

WHEREAS, to facilitate the development of housing affordable to low- and moderate-income households is the state intent of Housing Element Goal C; and

WHEREAS, Policy 3 of Housing Element Goal C states, "The City will review the Zoning Ordinance, permit processes, and development fees to identify and remove potential constraints to the development of a range of housing for all income levels and needs"; and

WHEREAS, the Placerville Planning Commission held a duly noticed public hearing on January 19, 2016 to consider Staff recommendations, receive public testimony, and deliberate regarding its recommendation to the City Council; and the Planning Commission voted to forward a recommendation to City Council to approve the proposed General Plan Land Use / Circulation Diagrams And Standards Document, the 2013-2021 Housing Element amendments; and

WHEREAS, the Placerville City Council, at a duly noticed Public Hearing held on February 9, 2016, studied and considered General Plan Amendment 2015-02 for the City-initiated request, after first considering the Planning Commission's recommendations for the project along with interested parties.

NOW, THEREFORE, BE IT RESOLVED that the Placerville City Council makes the following findings and determinations with respect to the project's Categorical Exemption from the California Environmental Quality Act (CEQA), and the amendments to the General Plan Land Use / Circulation Diagrams and Standards Document and the 2013-2021 Housing Element Amendments to bring into consistency with State law, and to ensure consistency with the General Plan.

SECTION 1. FINDINGS: The City Council of the City of Placerville hereby finds:

1. On the basis of the whole record before the City Council, including Staff's report, supporting materials, public comment, the Categorical Exemption from the CEQA Guidelines per Section 15061(b)(3), there is no substantial evidence that the project will have a significant effect on the environment.
2. The General Plan Amendment 2015-02 is consistent with the City of Placerville General Plan Land Use Element and 2013-2021 Housing Element, in that the amendments are of substantial benefit to the City as they are internally consistent within the General Plan.

SECTION 2. GENERAL PLAN PART 1 LAND USE / CIRCULATION DIAGRAMS AND STANDARDS TEXT AMENDMENT APPROVAL: The City Council of the City of Placerville does hereby authorize an amendment to the City's General Plan Land Use Element / Circulation Diagrams and Standards, as shown on Exhibit A with the additions underscored and strikeout here only for reference.

SECTION 3. GENERAL PLAN 2013-2021 HOUSING ELEMENT AMENDMENT APPROVAL: The City Council of the City of Placerville does hereby authorize an amendment to the City's General Plan 2013-2021 Housing Element, as shown on Exhibit B with the additions underscored and strikeout here only for reference.

THE FOREGOING RESOLUTION is approved and adopted by the City Council of the City of Placerville this 9th day of February, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor Trisha Wilkins

Attest: _____

Kelly Witt, City Clerk

Exhibit A

Land Use Element / Circulation Diagrams and Standards Amendments

High Density Residential (HD)

Purposes

1. Provide for multi-family residential development in areas with urban-level services and facilities and properly located in relation to commercial and other residential areas.
2. Create conditions conducive to a desirable high-density residential environment and protect it from encroachment by unrelated and incompatible uses.
3. Provide for a range of densities to facilitate transitional densities from lower to higher density neighborhoods.
4. Provide for a range of housing types and densities consistent with the General Plan Housing Element.

Density/Intensity Standards

Density Range: 4.01 to ~~20.00~~ 24.00 dwelling units per gross acre.

Allowable Uses

Detached and attached single-family homes, condominiums, apartments, public and quasi-public uses, and similar and compatible uses.

Compatible Zoning Districts

Minimum Site Area per Dwelling Unit

R-2 (Low Density Multi-Family)	5,445 square feet
R-3 (Medium Density Multi-Family)	3,630 square feet
R-4 (High Density Multi-Family)	2,722 square feet
R-5 (<u>Very</u> High Density Multi-Family)	2,178 <u>1,815</u> square feet
OS (Open Space)	
PF (Public Facilities)	

Exhibit B

2013-2021 Housing Element Amendments

The City has adopted nine residential zoning districts that correspond to General Plan land use categories, as well as five non-residential zoning districts, a residential overlay zone, and four mixed-use (commercial and residential) zones. Table 28 summarizes the General Plan land use categories and corresponding zoning districts.

Table 28: Land Use Categories Permitting Residences

General Plan	Zoning Designation(s)	Density (du/ac)	Minimum Site/Unit Area	Typical Residential Type(s)
Rural Residential (RR)	RE (Estate Residential); R1-A (Single-Family – Acre)	0.20 to 1.00	5 acres 1 acre	Detached Single-Family Homes; Second Units
Low-Density Residential (LD)	R1-10 (Single-Family); R1-20 (Single-Family)	1.01 to 4.00	10,000 sq. ft. 20,000 sq. ft.	Detached Single-Family Homes; Second Units
Medium-Density Residential (MD)	R1-6 (Single-Family)	4.01 to 6.00	6,000 sq. ft. 2,700 sq. ft.	Detached Single-Family Homes; Second Units; Mobile Homes and Parks
High-Density Residential (HD)	R-2 (<u>Low Density</u> Multi-Family); R-3 (<u>Medium Density</u> Multi-Family); R-4 (<u>High Density</u> Multi-Family); R-5 (<u>Very High Density</u> Multi-Family)	4.01 to 20.00 <u>24.00</u>	2,000 sq. ft.	Detached Single-Family Homes; Attached Single-Family Homes; Condominiums; <u>Townhomes</u> ; Apartments
Business and Professional (BP)	BP (Business-Professional Zone)	None specified	6,000 sq. ft.	Residential uses when above or below the ground floor.
Central Business District (CBD)	CBD (Central Business District)	None specified	None	Residential uses when above or below the ground floor.
Commercial (C)	C (Commercial)	None specified	6,000 sq. ft.	Residential uses when above or below the ground floor.
Convenience Commercial (CC)	CC (Convenience Commercial)	None specified	5,000 sq. ft.	Residential uses above or below ground floor.
Highway Commercial (HWC)	HWC (Highway Commercial Zone)	None specified	6,000 sq. ft.	Residential uses when above or below ground floor.

2. Zoning Standards

The type, location, density, and scale of residential development are primarily regulated by the City's Zoning Ordinance, which is written to implement the policies of the General Plan. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as ensure the orderly development of the City.

Placerville's Zoning Ordinance establishes nine residential zones:

- RE (Estate Residential)
- R-1A (Single-Family Acre Residential, minimum lot size of one acre)
- R-1, 20,000 (Single-Family Residential, minimum lot size of 20,000 square feet)
- R-1, 10,000 (Single-Family Residential, minimum lot size of 10,000 square feet)
- R-1, 6,000 (Single-Family Residential, minimum lot size of 6,000 square feet)
- R-2 (Low Density Multi-Family Residential, attached single-family, two- and three-family units)
- R-3 (Medium Density Multi-Family Residential)
- R-4 (High Density Multi-Family Residential)
- R-5 (Very High Density Multi-Family Residential)

The City also permits residential uses by right in the following commercial zones, above or below the ground floor of non-residential uses:

- BP (Business Professional)
- CBD (Central Business District)
- C (Commercial)
- CC (Convenience Commercial)
- HWC (Highway Commercial (HWC))

Tables 29 and 30 summarize the relevant residential standards under the criteria of Placerville's Zoning Ordinance (Municipal Code, Title 10). Table 31 lists the types of permitted housing and permit process. The City offers no additional incentives for residential development in these zones other than the increased densities and planned development opportunities specified in the Zoning Code. The City could provide additional incentives for the development of housing in commercial zones. See Chapter V (Housing Strategy), Program 9, 15 and 18 for further details.

Tables 29 and 30: Residential Development Standards: Residential and Commercial Districts

Zoning Standards	Residential Zoning Districts								
	RE	R1-A	R1-20	R1-10	R1- 6	R-2	R-3	R-4	R-5
Max. Density (du/ac)	0.20	1	2.18	4.36	7.26	8	12	16	2024
Min. Density (du/ac)									20
Min. Lot Size (sq. ft.)	5 acres	1 acre	20,000	10,000	6,000	6,000	6,000	6,000	6,000
Minimum Lot Area/DU (sq. ft.)	5 acres	1 acre	20,000	10,000	6,000	2,000	2,000	2,000	2,000
Min. Lot Width (ft.)	150	100	100	75	60	60/20	60/20	60/20	60/20
Front Yard (ft.)	50	30	20	20	20	20	20	20	20
Side Yard (ft.)	20	10%/10 ft	10%/10 ft	10%/10 ft	10%/10 ft	10%/10 ft	10%/10 ft	10%/10 ft	10%/10 ft
Rear Yard (ft.)	30	30	30	20	20	15/0	15/0	15/0	15/0
Building Coverage (%)	20	35	35	35	35	60	60	60	60
Max. Bldg. Height (ft.)	35	35	35	35	35	40	40	40	40
Parking (spaces/unit)	2	2	2	2	2	1.5	1.5	1.5	1.5

Table 30: Residential Development Standards: Commercial Districts

Zoning Standards	Commercial Zoning Districts				
	CBD	CC	BP	HWC	C
Max. Density (du/ac)	None	None	None	None	None
Min. Lot Size (sq. ft.)	None	10,000	6,000	6,000	6,000
Min. Lot Width (ft.)	None	100	60	60	60
Front Yard (ft.)	None	1	10	None	4
Side Yard (ft.)	None		10	None	5
Rear Yard (ft.)	None		5/25 (if next to res)	None	5
Building Coverage (%)	100%	25%	60%	60%	60%
Max. Bldg. Height (ft.)	40	30	40	40	40
Parking (spaces/unit)	1.5	1.5	1.5	1.5	1.5

Table 31: Housing Types Permitted by Zone

	Residential Zones									Commercial Zones				
	RE	R1-A	R1-20	R1-10	R1-6	R-2	R-3	R-4	R-5	CBD	CC	BP	HWC	C
Detached Single-Family	P	P	P	P	P	PU	PU	PU	X	X	X	X	X	X
Attached Single-Family	X	X	X	X	X	P	P	P	P	X	X	X	X	X
Multi-Family/Apt.	X	X	X	X	X	P	P	P	P	P	P	P	P	P
Condominiums	X	X	X	X	X	P	P	P	P	P	P	P	P	P
Second Units	P	P	P	P	P	P	P	P	P	X	X	X	X	X
Mobile Home within a Mobile Home Park, or as a Hardship per Section 10-4-6(E)	U	U	U	U	U	U	U	U	U	X	X	X	X	X
Manufactured Home on Permanent Foundation	P	P	P	P	P	P	P	P	P	X	X	X	X	X
Rooming/Boarding House	X	X	X	X	X	P	P	P	P	X	X	X	X	X
Small Fam. Day Care (6 or fewer)	P	P	P	P	P	P	P	P	P	U	U	U	U	U
Medium Fam. Day Care (7 - 12)	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Large Fam. Day Care (12 or more)	U	U	U	U	U	U	U	U	P	U	U	U	U	U
Community Care (6-), including transitional and supportive housing	P	P	P	P	P	P	P	P	P	U	U	U	U	U
Community Care (7+) , including transitional and supportive housing	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Domestic Violence Shelter	P	P	P	U	U	U	U	U	U	U	U	U	U	U
Single-Room Occupancy Units	X	X	X	X	X	XP	XP	XP	XP	XU	X	X	X	XU

Note: P = Permitted U = Permitted with a use permit X = Not permitted
 Source: Placerville Zoning Ordinance (Municipal Code, Title 10)

a. Residential Development Standards

i. Residential Density

Permitted residential densities range from one dwelling unit per five acres in the RE Zone to **20-24** dwelling units per acre (du/ac) in the R-5 Zone. There is no upper limit on residential densities in mixed-use projects in commercial zones.

The RE through R1-10 zoning districts allow for the development of areas that are served with limited municipal utilities. Because of the geographical challenges throughout Placerville, these zoning districts are focused on residential development in outlying areas of the City and areas having topographic limitations. These zones are also intended to maintain the natural appearance of outlying areas and sloped sites by avoiding a concentration of population that would result in an increased demand for urban services. The R1-6 Zone allows for the development of medium-density, single-family land uses in areas that are, or can be feasibly served by utilities, schools, and other urban services and that have fewer slope constraints.

The City's multi-family residential zoning districts establish guidelines for the development of multi-family housing in areas with the appropriate level of urban services available. These zoning districts alleviate encroachment of unrelated land uses developed on neighboring vacant land upon higher-density residential uses.

Housing Element law requires jurisdictions to identify zones which accommodate the housing needs of lower-income households. The law allows jurisdictions to rely upon default densities to demonstrate zoning that encourages lower-income housing development. The maximum density allowed for residential uses currently is **20-24** dwelling units per acre, within the R-5 zone. This density is consistent with the default density under Housing Element law which will allow **up to a minimum of** 20 units per acre.

ii. Consistency of Permitted Residential Densities with Affordability

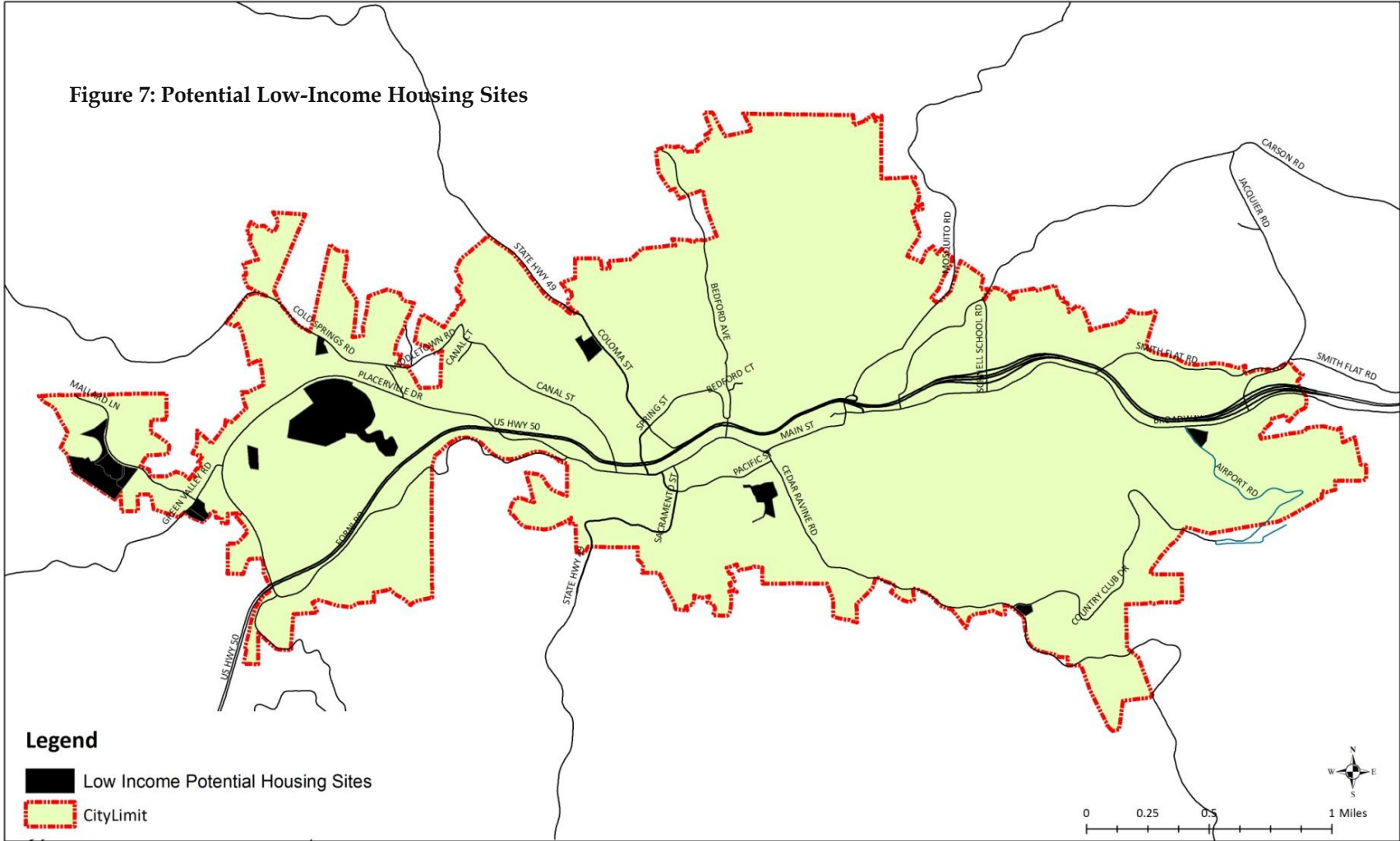
In order to demonstrate that available sites within residential zoning districts can accommodate affordable housing for lower-income households, the City has analyzed market demand, financial feasibility, and development experience in the identified zones.

Market Demand

The current condition of the housing market makes it difficult to determine market demand for affordable housing because home prices have declined, coming closer to affordable rates. However, as the market recovers, the City anticipates a demand for affordable housing.

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

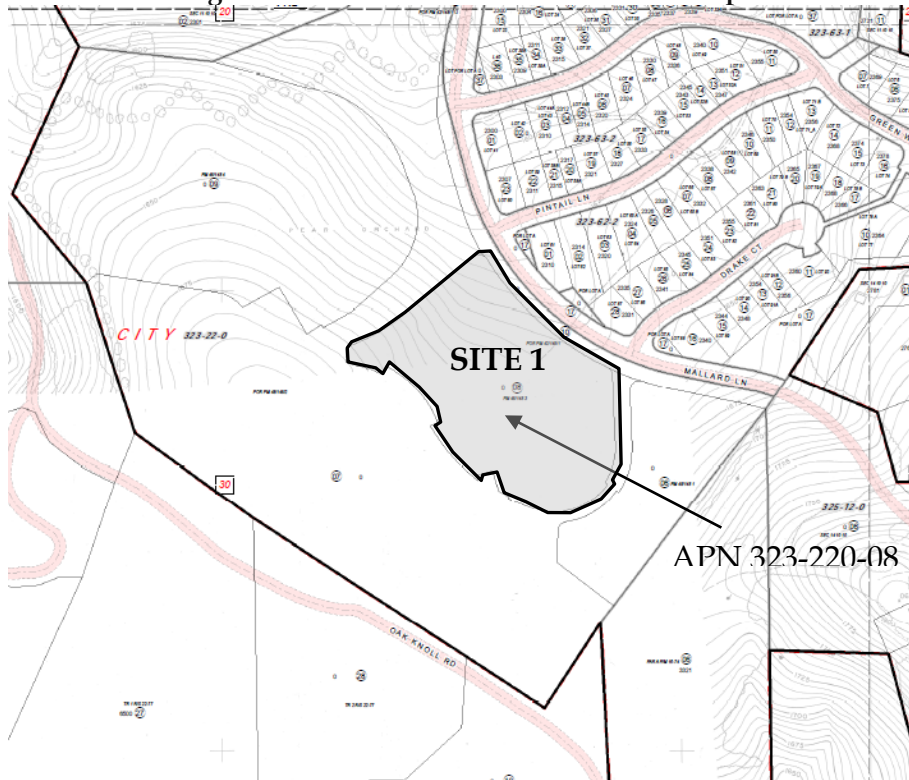
Biotic Resources: Vegetation removed during mass pad grading. Both parcels are under common ownership.

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



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

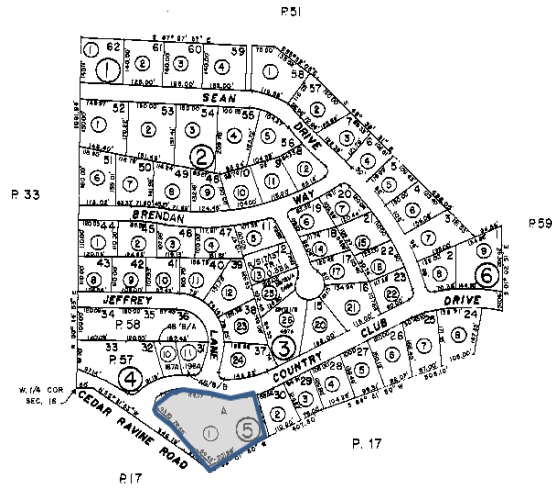
Site would require only zone change due to existing High Density Residential land use.

Figure 11: Site 2—Country Club Drive Location Map

PARK VIEW UNIT NO. 1
 POR. S.W. 1/4 N.W. 1/4, & POR. N.W. 1/4 S.W. 1/4 SEC. 16, T.10N, R.11E., M.D.M.
 F-65

The Area Code

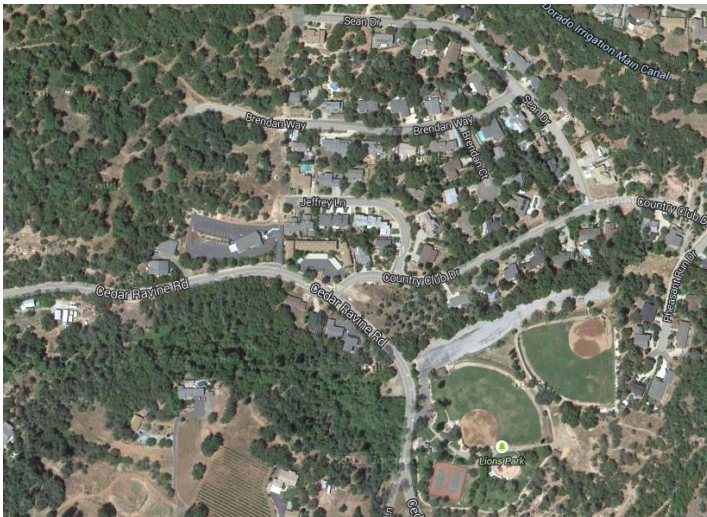
51:50



NOT TO SCALE
 ALL RIGHTS RESERVED BY THE ASSessor
 Assessor's Map No. 21 Pg. 50
 County of El Dorado, California
 APR 15 2012

Assessor's Map No. 21 Pg. 50
 County of El Dorado, California
 APR 15 2012

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
General Plan: High Density Residential	(16 DU/AC)
Existing Zoning: R-4, Multi-Family Residential (16 DU/AC)	Gross Unit Capacity: 96 units
Existing Use: Underutilized residential site.	Realistic Unit Capacity: 72 units
Pending Development: None.	Development Potential Under R-5
	(20-24 DU/AC)
	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 ¾ of site, with eastern ¼ at >20% slope.

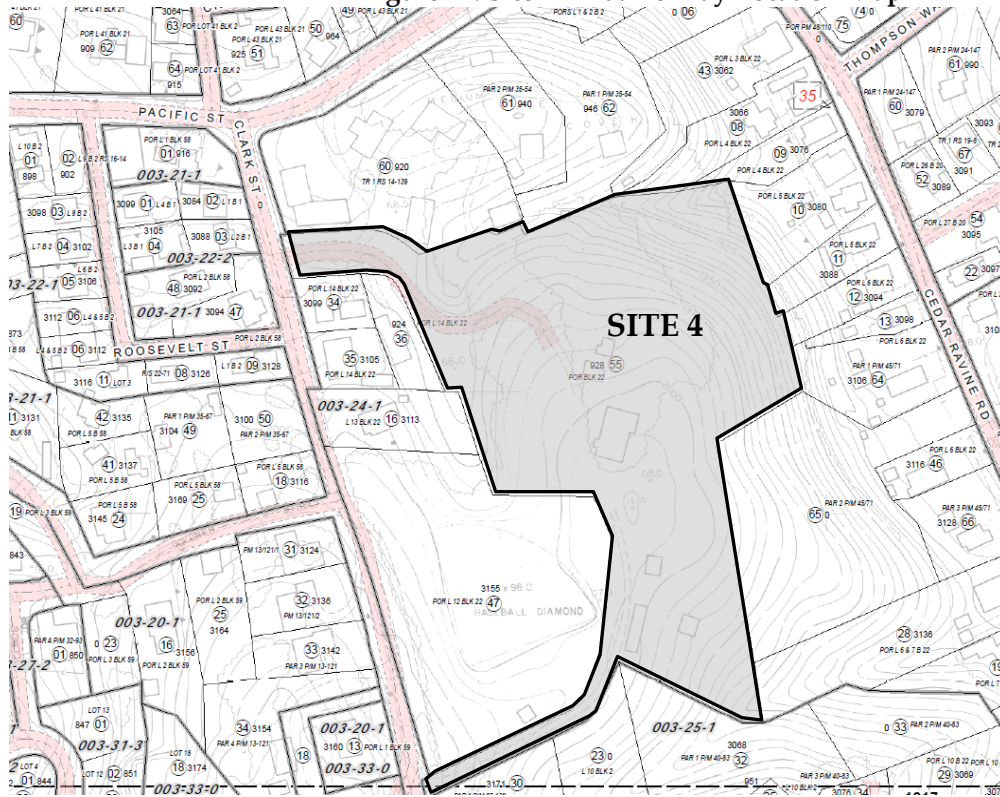
Biotic Resources: Mature pine trees. Native and non-native grasses, shrubs and ground cover most of the site.

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- <u>24</u> DU/AC)
Land Use Considerations	Development Potential Under R-4
General Plan: High Density Residential	(16 DU/AC)
Existing Zoning: R-4, Multi-Family Residential (16 DU/AC)	Gross Unit Capacity: 24 units
Existing Use: Underutilized residential site; contains one single-family residence.	Realistic Unit Capacity: 24 units
Pending Development: None.	Development Potential Under R-5
	(20- <u>24</u> DU/AC)
	Gross Unit Capacity: 30- <u>36</u> units
	Realistic Unit Capacity: 30- <u>36</u> 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	
Existing General Plan: C, Commercial	Development Potential Under R-5
Existing Zoning: C, Commercial	(20-24 DU/AC)
Existing Use: Vacant	Gross Unit Capacity: 23-27 units
	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	
Existing General Plan: BP, Business-Professional and Low Density Residential	Development Potential Under R-5 at 2.28 acres:
Existing Zoning: BP, Business Professional	(20-24 DU/AC)
Existing Use: Vacant	Gross Unit Capacity: 45-54 units
	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	
Land Use Considerations	Potential Zoning: R-5 (20-24 DU/AC)
Existing General Plan: C, Commercial	
Existing Zoning: C, Commercial	Development Potential Under R-5 at 2.36 acres:
Existing Use: Vacant	(20-24 DU/AC)
	Gross Unit Capacity: 47-56 units
Pending Development: Site of future New Morning Youth and Family Services Offices	Realistic Unit Capacity: 47-56 units

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- <u>24</u> 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: (20- <u>24</u> DU/ AC)
Existing Zoning: HWC-AO, Highway Commercial, Airport Overlay	Gross Unit Capacity: 47- <u>56</u> units
Existing Use: Vacant	Realistic Unit Capacity: 35- <u>42</u> 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

