

**DEVELOPMENT SERVICES DEPARTMENT  
MEMORANDUM**

DATE: April 16, 2014

TO: Nate Stong, City Engineer  
Pierre Rivas, Director

FROM: Andrew Painter, City Planner

SUBJECT: CIP Project No.: 406171 (Clay St. Bridge Replacement & Realignment EIR)  
- Transportation and Circulation and Cumulative Project Impact Analysis

---

In advance of the upcoming scoping meeting and Notice of Preparation for the subject EIR, I have prepared Figure 1 of the City's current and approved commercial, residential and miscellaneous projects that should be analyzed in the EIR's transportation and circulation section at the near term and cumulative plus project impact analysis scenarios. These projects should also be evaluated in the EIR's cumulative impact section.

The projects provided within Figure 1 are either within the boundaries of the CIP project site or in the CIP project site vicinity. These projects at construction build out could potentially impact the operations of the existing intersection of Clay, Main and Cedar Ravine, and the preferred and possibly alternative intersection realignments due to the potential traffic volume increases and related turn movements.

A project listed within Figure 1 is ZC 2014-01. This project involves the rezoning of two parcels identified in the Housing Element Rezone Inventory list for rezoning to meet the City's RHNA unmet inventory need of a minimum of 106 units for lower income households required during the 2008-2013 Housing Element planning period. This rezoning must be completed prior to October 31, 2014 for the City's Housing Element to remain in compliance with state housing law.

The two parcels, one is located at the northeast corner of Cedar Ravine at Country Club Drive, and the second is near Clark Street and Pacific Street adjacent to Rotary Park, would be expected to increase traffic at the intersections of Cedar Ravine at Country Club Drive, Cedar Ravine at Washington Street, Cedar Ravine at Pacific Street, Cedar Ravine at Main Street, Pacific Street at Sacramento Street, Bedford and Main and Bedford at US 50. Some of these intersections will likely be evaluated in the CIP EIR. For the other intersections, the Planning Division requests the assistance of the Engineering Division to begin traffic counting before the close of the Placerville Union School District school year.

Depending on the timing of the completion of the EIR consultant's traffic analyses, we would like to use this information for the preparation of the City's environmental analysis on the rezoning.

Let's discuss this perhaps on Monday morning, April 21, 2014.

Figure A

APPROVED TENTATIVE MAPS								
Name of Project and File Number Name of Project	Location	Applicant / Developer Contact Info	Design Professional	Application Submittal	Approval Date	Zoning	Parcels	Development Type; Applicable Extensions
COUNTRY CLUB COURT SUBDIVISION TSM 2006-03; EA 2006-02	S Country Club Dr APN 051:520:11	Douglas De Lapp	Lebeck, Young Engineering 3430 Robin Lane, Building #2 Cameron Park, CA 95682	11-17-06	02-12-08	R1-20,000/ PD	9	Single family residential; Expiration Date of Entitlements: <b>02-12-18</b>
ADAMO TPM 2007-02	Elysian Way APN 051:441:47	TLA Investments, LLC	MGE Engineering, Inc. 7415 Greenhaven Drive, Suite 100 Sacramento, CA 95831	02-14-07	11-19-07	R1-20,000	4	Single family residential; Expiration Date of Entitlements: <b>11-19-17</b>
APPROVED COMMERCIAL PROJECTS								
Name of Project and File Number	Location	Applicant / Developer Contact Info	Approval Date	Zoning	Development Type; Use			
MARSHALL MEDICAL CENTER OFFSITE PARKING AND GENERAL PLAN AMENDMENT AND REZONE GPA 2012-03, ZC 2012-04, CUP 2012-02, SPR 2012-04 EA 2012-02	3292 Washington Street and the following APNs: 004:061:11; 004:061:17 004:061:30; 004:061: 37; 004:061:39; 004:061:40; 004:071:08; 004:071:09; 004:071:15; 004:071:16; 004:071:17; 004:071:18; 004:071:19; 004:072:03; 004:072:04; 004:072:05; 004:072:06; 004:073:03; 004:073:04; 004:073:05; 004:073:06; 004:110:15; 051:120:01; 051:120:19	Marshall Medical Center	CC: 11-26-13 & 12-7-13	R1-6,000 and BP	To amend the residential General Plan land use and zoning designations for following APN to business professional: 004:061:11; 004:061:17; 004:061:30; 004:061: 37; 004:061:39; 004:061:40; 004:071:08; 004:071:09; 004:071:15; 004:071:16; 004:071:17; 004:071:18; 004:071:19; 004:072:03; 004:072:04; 004:072:05; 004:072:06; 004:073:03; 004:073:04; 004:073:05; 004:073:06; 004:110:15; 051:120:01; 051:120:19.  Conditional Use Permit and Site Plan Review request to grade, pave, landscape, light and operate a 51 parking stall parking lot on APN 050-120-19, 3292 Washington Street, a conditional use within the proposed BP zone			

Figure A

**CURRENT PROJECTS**

Name of Project and File Number	Location	Applicant / Developer Contact Info	Approval Date	Zoning	Development Type; Use
GENERAL PLAN HOUSING ELEMENT IMPLEMENTATION REZONE - ZC 2014-01	Citywide	City of Placerville		R-4 (High Density Multi-Fam) to R-5 (High Density Multi-Fam)	<p>City initiated rezoning of two parcels from R-4 (High Density Res) zone density of 16 DUA to R-5 (Very High Density Res) zone density of 20 DUA; Rezoning necessary to meet unmet RHNA lower-income unit need of 106 units from the 2008-2013, 4<sup>th</sup> Cycle Housing Element Update.</p> <p>Parcel 1: APN 051-505-01, southeast corner of the intersection of Cedar Ravine Rd and County Club Dr, 1.12 acres. Realistic potential at 20 DUA minimum unit density is 22 units.</p> <p>Parcel 2: APN 003-241-55, southeast of the intersection of Clark St and Pacific St, adjacent and east of Rotary Park. 2.76 acres. Realistic potential at 20 DUA minimum unit density is 90 units.</p>
DOWNTOWN PLACERVILLE HISTORIC DISTRICT – ZC 2014-02	Main Street, portions of Pacific Street and Cedar Ravine Road	City of Placerville		CBD, C	<p>Amend the Zoning Map and Zoning Ordinance that would establish a Downtown Placerville Historic District; draft boundaries: east to west and south involves the entire length of Main Street, including all parcels zoned CBD and C; north: the eastbound lane of US 50.</p> <p>Amend the boundary of the adopted City of Placerville Historic District established by Ordinance 1280, adopted on August 25, 1981, adding four additional residential parcels (3043, 3051, 3049, and 3041 Cedar Ravine) to the Cedar Ravine Residential Historic District that are zoned R-3 (Medium Density Multi-Family)</p>