

VI.

APPENDICES

APPENDIX A. QUANTIFIED OBJECTIVES

The City of Placerville has established quantified (numerical) objectives for several program categories to provide measurable standards for monitoring and evaluating program achievements.

Quantified objectives have been established for accommodating the City's share of future housing needs under the SACOG Regional Housing Needs Plan, new housing construction, housing rehabilitation, the preservation of existing affordable housing, and homebuyer assistance (See Tables 44 & 45). The future housing needs objective addresses the City's ability to accommodate housing based on the availability of appropriately zoned vacant and underutilized land, with public services and facilities.

These homes may or may not be built depending on market trends and the availability of funding to developers of affordable housing. Quantified objectives are based on the 2012 SACOG Regional Housing Needs Plan. Quantified objectives cover 2013 – 2021, based on anticipated market-rate housing production for moderate- and above-moderate-income, availability of financial resources to assist the construction of very-low- and low-income housing, and the City's track record of producing affordable housing.

Table 46: Quantified Objectives (October 2013 to October 2021)

Income Category	New Construction	Rehabilitation	Conservation/Preservation
Extremely-Low	39	4	67 (Section 8 at-risk units) 162 (mobile home park spaces)
Very-Low	39	6	
Low	55	6	
Moderate	69	-	-
Above-Moderate	170	-	-
TOTALS	372	16	229

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

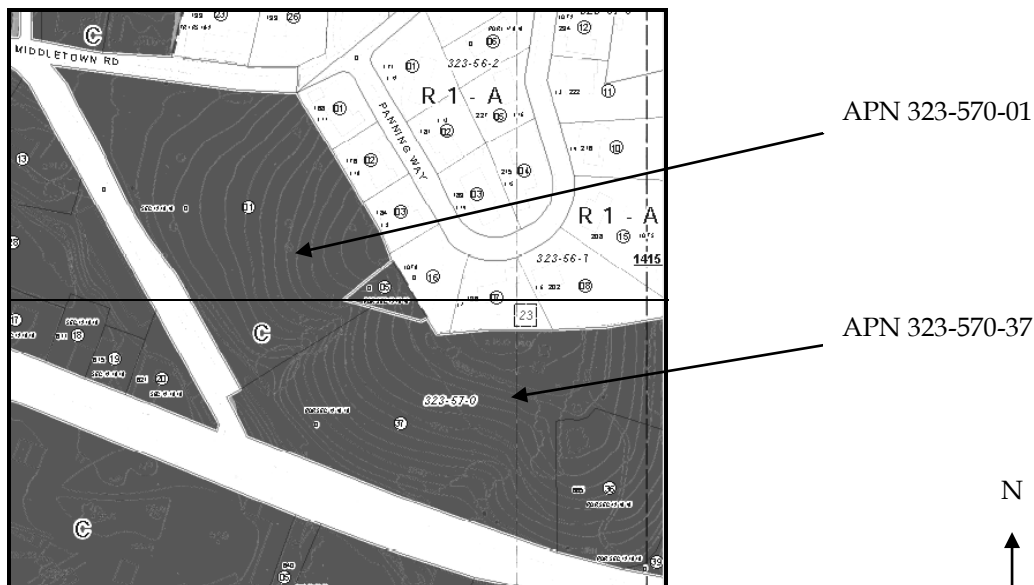


Table 47 provides the gross and potential units from these parcels.

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

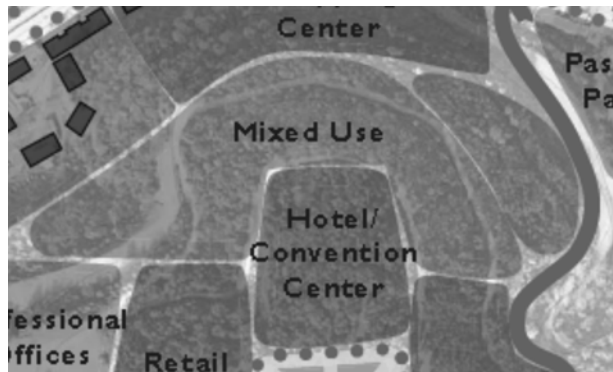
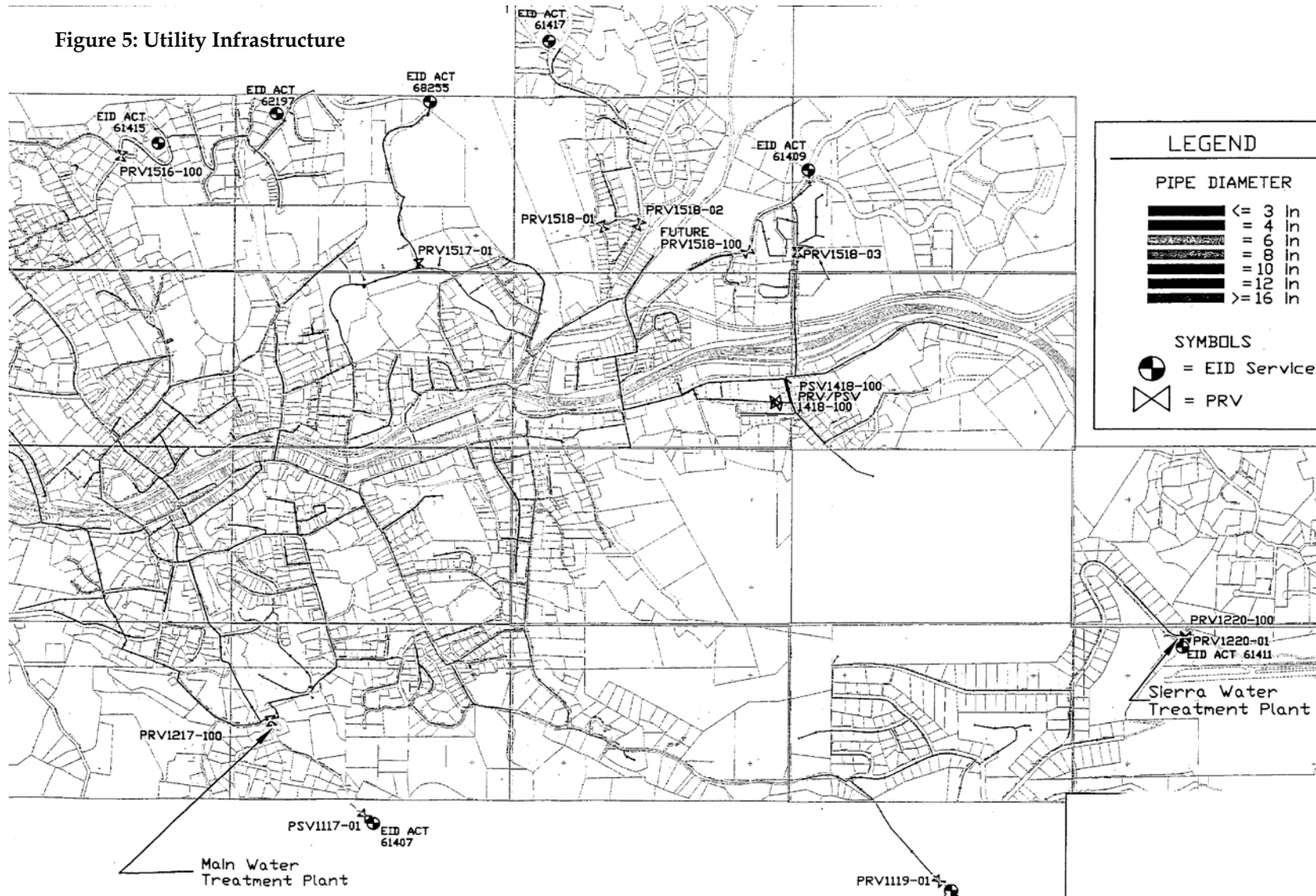


Table 48: Potential Uses within Placerville Drive Development Plan Area

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.

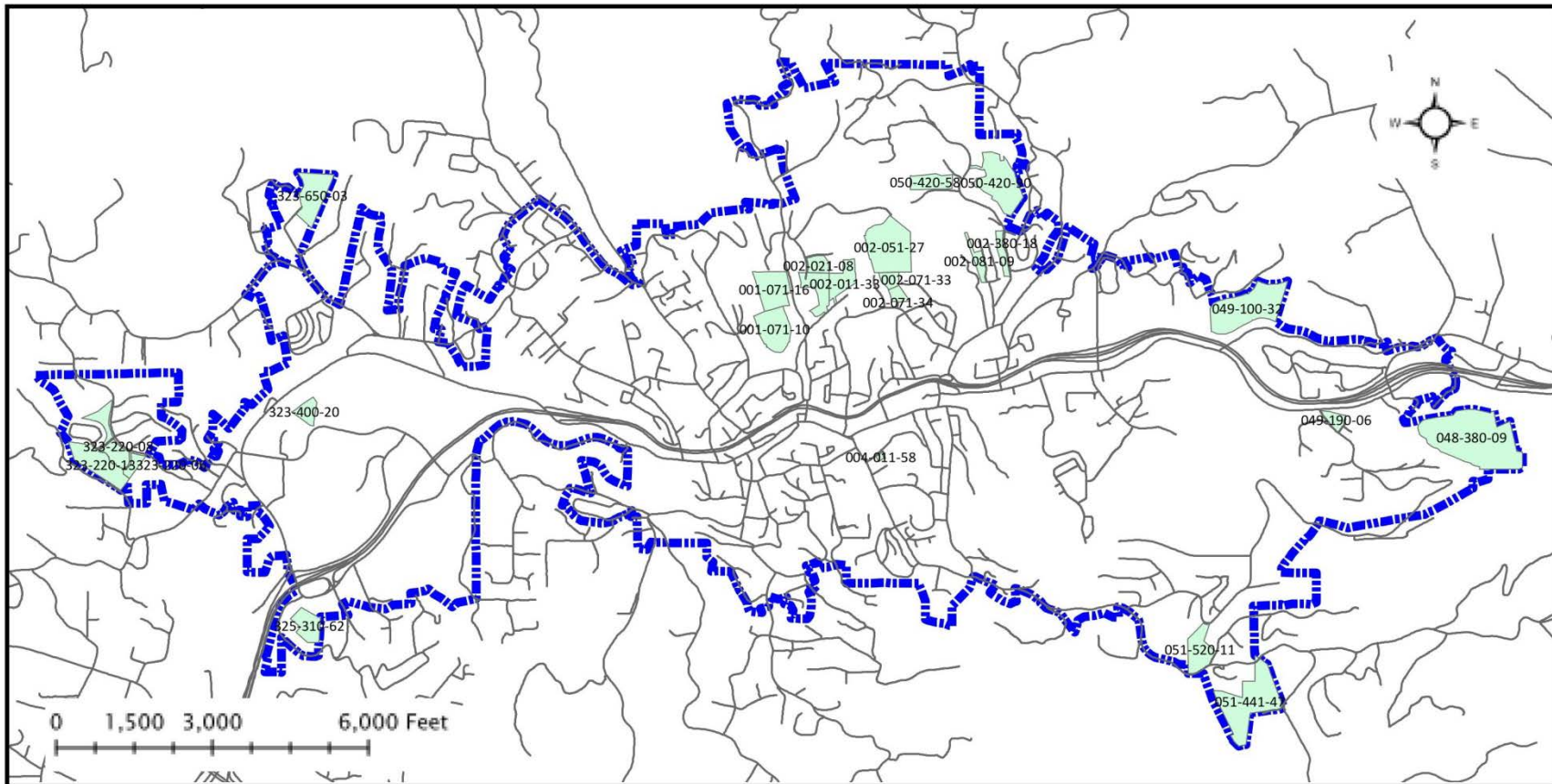
APPENDIX C. UTILITY INFRASTRUCTURE

Figure 5: Utility Infrastructure

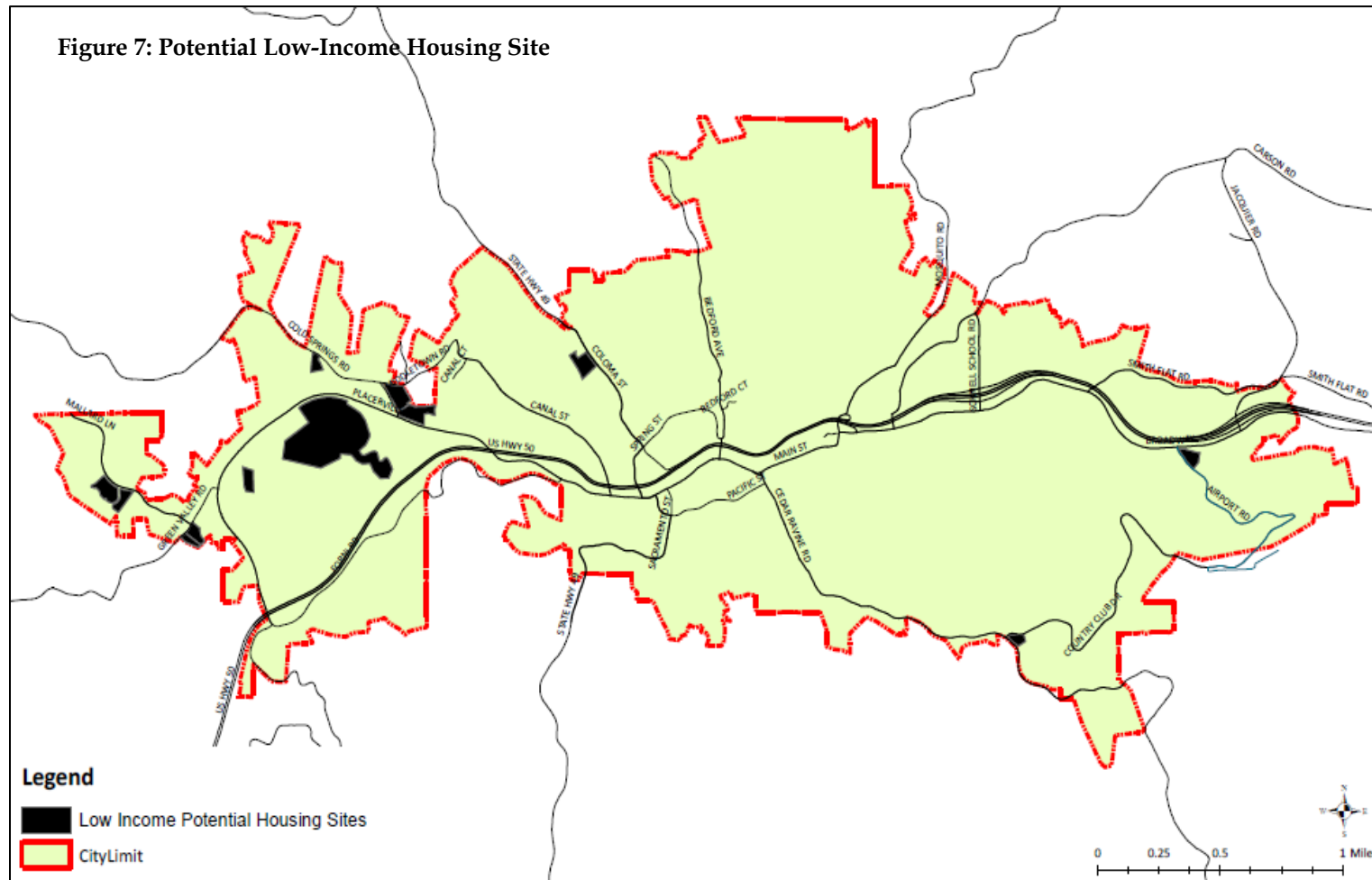


APPENDIX D. AVAILABLE LAND INVENTORY

Figure 6: Available Land Inventory



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



The following potential sites if rezoned to the 20 dwelling unit minimum 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 323-220-06 and 323-220-08 – Mallard Lane at Macintosh Drive

Acreage: 6.14	
<u>Land Use Considerations</u>	Development Potential
Existing General Plan: High Density Residential	R-3-PD: 23 units
Existing Zoning: R-3-PD (Planned Development)	Development Potential Under R-5 Or R-3_HO (24 DU/AC maximum density):
Existing Use: Vacant	Gross Unit Capacity: 147 units
Pending Development: None	Realistic Unit Capacity: 72 units
Potential Zoning: R5 or R-3-HO (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: Previous grading of the site under the Planned Development involve 2:1 engineered slopes along the site's frontage with Mallard Lane, along the site's southeasterly property boundary, and the area between both parcels that was designed for secondary access to Mallard Lane. Approximately three acres (3 ac) of the total site area have 2:1 slope, therefore realistic unit capacity is reduced.

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

Land use: Site is part of approximately thirty (30) acres of land encompassing The Ridge at Orchard Hill Planned Development project approved in 2003. The Planned Development originally consisted of 176 apartments, 53 single-family homes and 81 assisted living units (26 apartment equivalents) totaling 255 dwelling units ($176+53+26=255$).

In 2006, the Planned Development was amended. Phase 1: 53 single-family homes; Phase 2: 19 single-family homes; Phase 3: 84 townhomes. Phase 1 subdivision map was recorded. Buildout of Phase 1 is ongoing. Phase 2 and 2b, no tentative subdivision maps are filed for processing.

Site would require a zone change to the R-5 Zone due to existing High Density Residential land use designation. Housing Opportunity Overlay designation and zoning would require General Plan Land Use Map and Zoning Map amendments.

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 or R-3-AO-HO (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.	Development Potential Under R-5-AO or R-3-AO-HO (24 DU/AC maximum density)
Pending Development: None.	Gross Unit Capacity: 26 units Realistic Unit Capacity: 20 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.

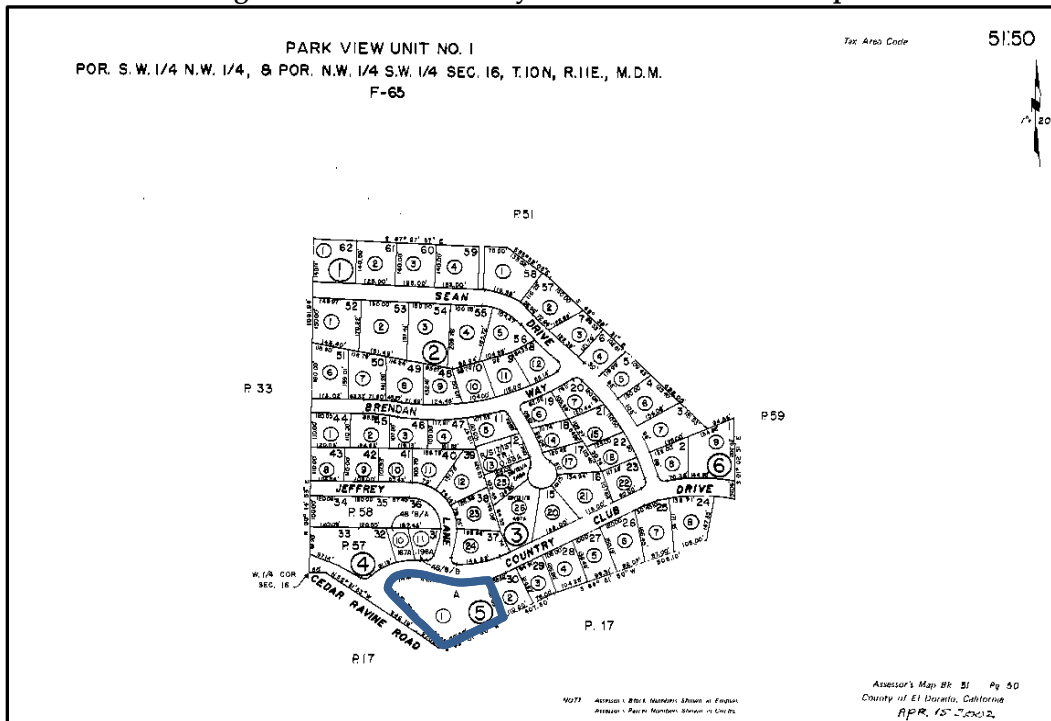
Biotic Resources: Interspersed mature oak and pine trees. Native and non-native grasses, shrubs and ground covers.

Other Considerations

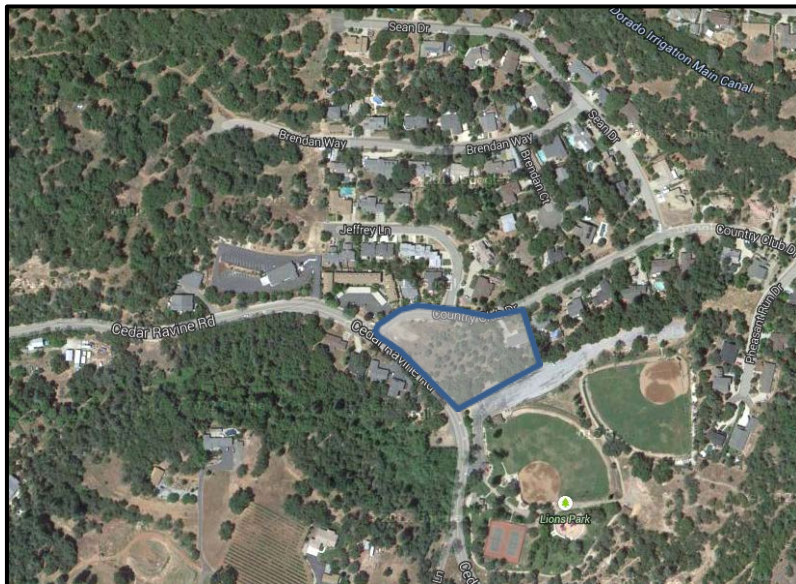
Site is adjacent to the City municipal Lions Park; it is approximately one mile southeast of employment sources Marshall Medical Center and associated professional uses; it has convenient US 50 (1.3 miles north) and Placerville Station commuter Park & Ride facility vehicle access (two miles northeast).

Site would require a zone change to the R-5 Zone due to existing High Density Residential land use designation. Housing Opportunity Overlay designation and zoning would require General Plan Land Use Map and Zoning Map amendments.

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 or R-2-HO (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)	Development Potential Under R-5 or R-2-HO (24 DU/AC maximum density)
Existing Use: Vacant residential site.	Gross Unit Capacity: 90 units
Pending Development: None.	Realistic Unit Capacity: 67 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 would require a zone change to the R-5 Zone due to existing High Density Residential land use designation. Housing Opportunity Overlay designation and zoning would require General Plan Land Use Map and Zoning Map amendments.

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.

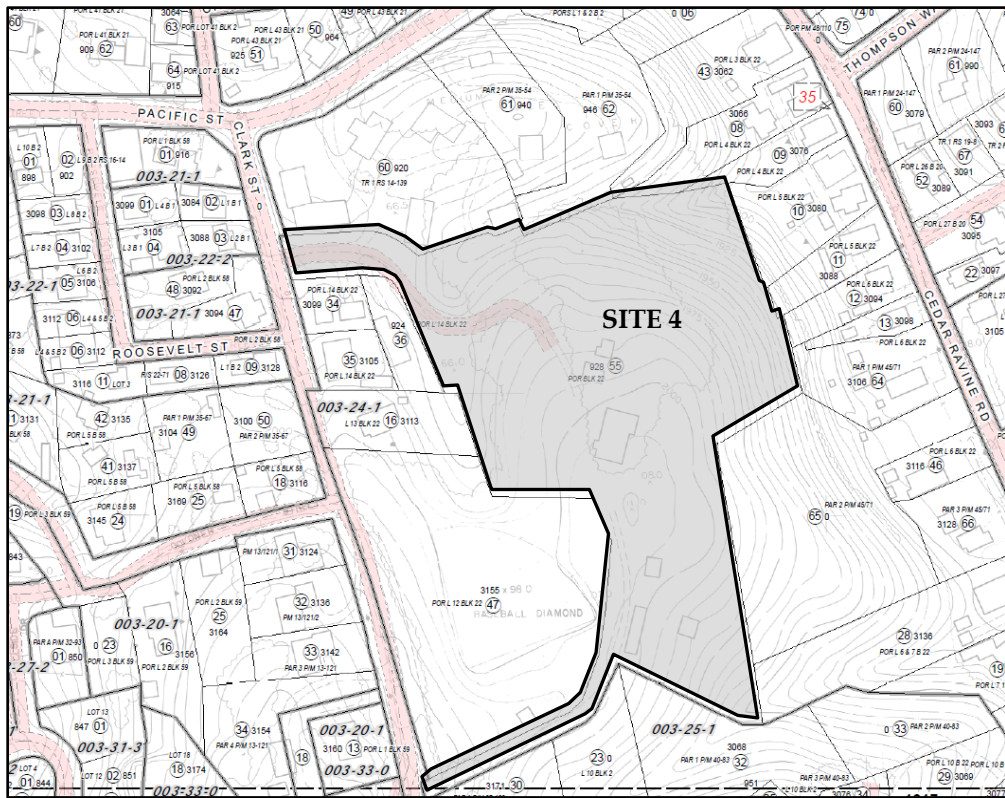
Biotic Resources: Mature pine trees. Native and non-native grasses, shrubs and ground cover most of the site.

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 or R-4-HO (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)	
Existing Use: Underutilized residential site; contains one single-family residence.	Development Potential Under R-5 or R-4-HO (24 DU/AC maximum density)
Pending Development: None.	Gross Unit Capacity: 36 units Realistic Unit Capacity: 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 to the R-5 Zone due to existing High Density Residential land use designation. Housing Opportunity Overlay designation and zoning would require General Plan Land Use Map and Zoning Map amendments.

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 or C-HO (20-24 DU/AC)
Land Use Considerations	
Existing General Plan: C, Commercial	Development Potential Under R-5 or C-HO (24 DU/AC maximum density)
Existing Zoning: C, Commercial	Gross Unit Capacity: 45 units
Existing Use: Vacant	Realistic Unit Capacity: 33 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

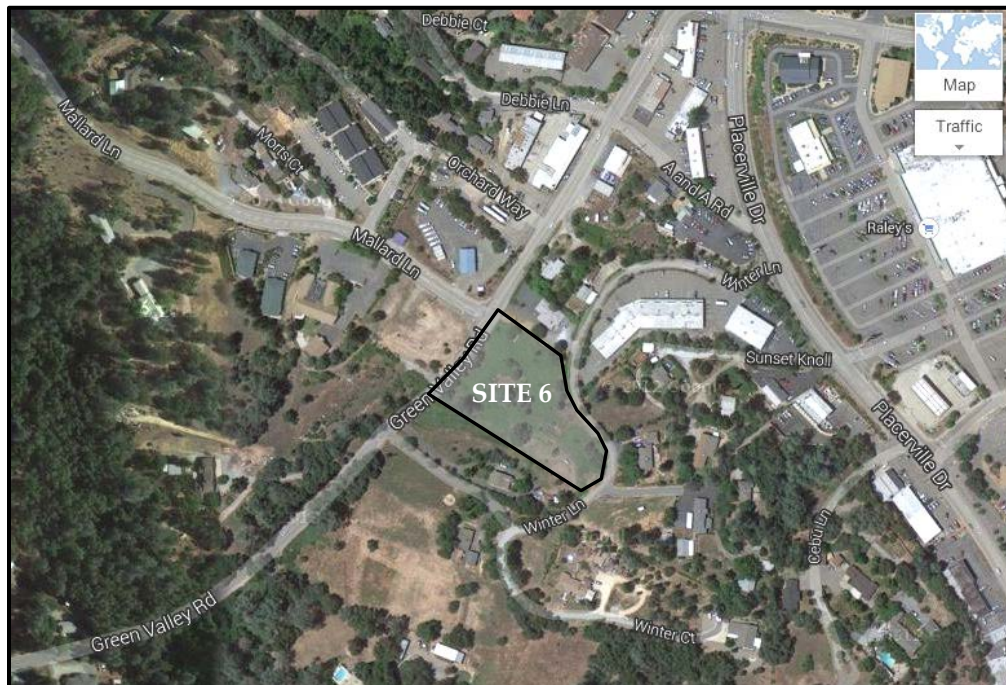
Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds. Proposed Boys and Girls Club facility 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 or C-HO (20-24 DU/AC)
Land Use Considerations	
Existing General Plan: C, Commercial	Development Potential Under R-5 or C-HO (24 DU/AC maximum density)
Existing Zoning: C, Commercial	Gross Unit Capacity: 27 units
Existing Use: Vacant	Realistic Unit Capacity: 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

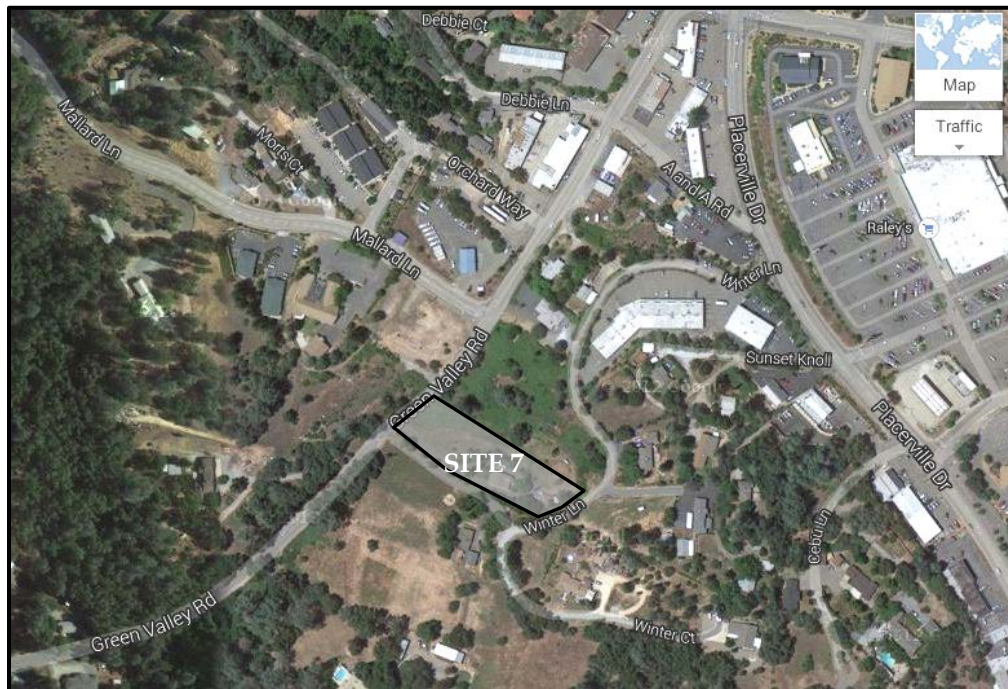
Site is within walking distance to the Placerville Drive employment center (El Dorado County Government campus and commercial services along Placerville Drive), public transit and the El Dorado Transit commuter Park & Ride facility at the El Dorado County Fairgrounds. Proposed Boys and Girls Club facility 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 or BP-HO (20-24 DU/AC)
Land Use Considerations	Development Potential Under R-5 or BP-HO at 2.28 acres:
Existing General Plan: BP, Business-Professional and Low Density Residential	(24 DU/AC maximum density)
Existing Zoning: BP, Business Professional	Gross Unit Capacity: 54 units
Existing Use: Vacant	Realistic Unit Capacity: 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 or C-HO (20-24 DU/AC)
Existing General Plan: C, Commercial	
Existing Zoning: C, Commercial	Development Potential Under R-5 at C-HO (24 DU/AC maximum density)
Existing Use: Vacant	Gross Unit Capacity: 56 units
Pending Development: Site of future New Morning Youth and Family Services Offices	Realistic Unit Capacity: 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	
Land Use Considerations	Potential Zoning: R5-AO or HWC-HO (20-24 DU/AC)
Existing General Plan: HWC, Highway Commercial	Development Potential Under R-5 or HWC-HO at 75% of Gross Area due to flood plain: (24 DU/AC maximum density) Gross Unit Capacity: 56 units Realistic Unit Capacity: 42 units
Existing Zoning: HWC-AO, Highway Commercial, Airport Overlay	
Existing Use: Vacant	
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



Site 11: APN 323-570-01 and APN 323-570-37 (Middletown / Cold Springs Rd. / Placerville Dr.)

Acreage: 7.60	Potential Zoning: R-5 or C-HO (20-24 DU/AC)
Land Use Considerations	
Existing General Plan: C, Commercial	Development Potential Under R-5 or C-HO (24 DU/AC maximum density)
Existing Zoning: C, Commercial	Gross Unit Capacity: 182 units
Existing Use: Vacant	Realistic Unit Capacity: 136 units
Pending Development: None	

Infrastructure Considerations

Sewer and water utilities exist within Middletown Road and Placerville Drive. Electrical transmission service lines traverse the site.

Environmental Considerations

Noise: No noise generating land use in site vicinity.
Flooding: Site is located outside FEMA 100-Year Flood Zone.
Slope: Average slope is approximately 21.5%.
Biotic Resources: Native foothill tree and shrub species dominate the site.

Other Considerations

Site is adjacent to the Placerville Drive commercial corridor. Public transit stops located along Cold Springs Road, northwest of the site and along Placerville Drive at Home Depot, southwesterly of the site.

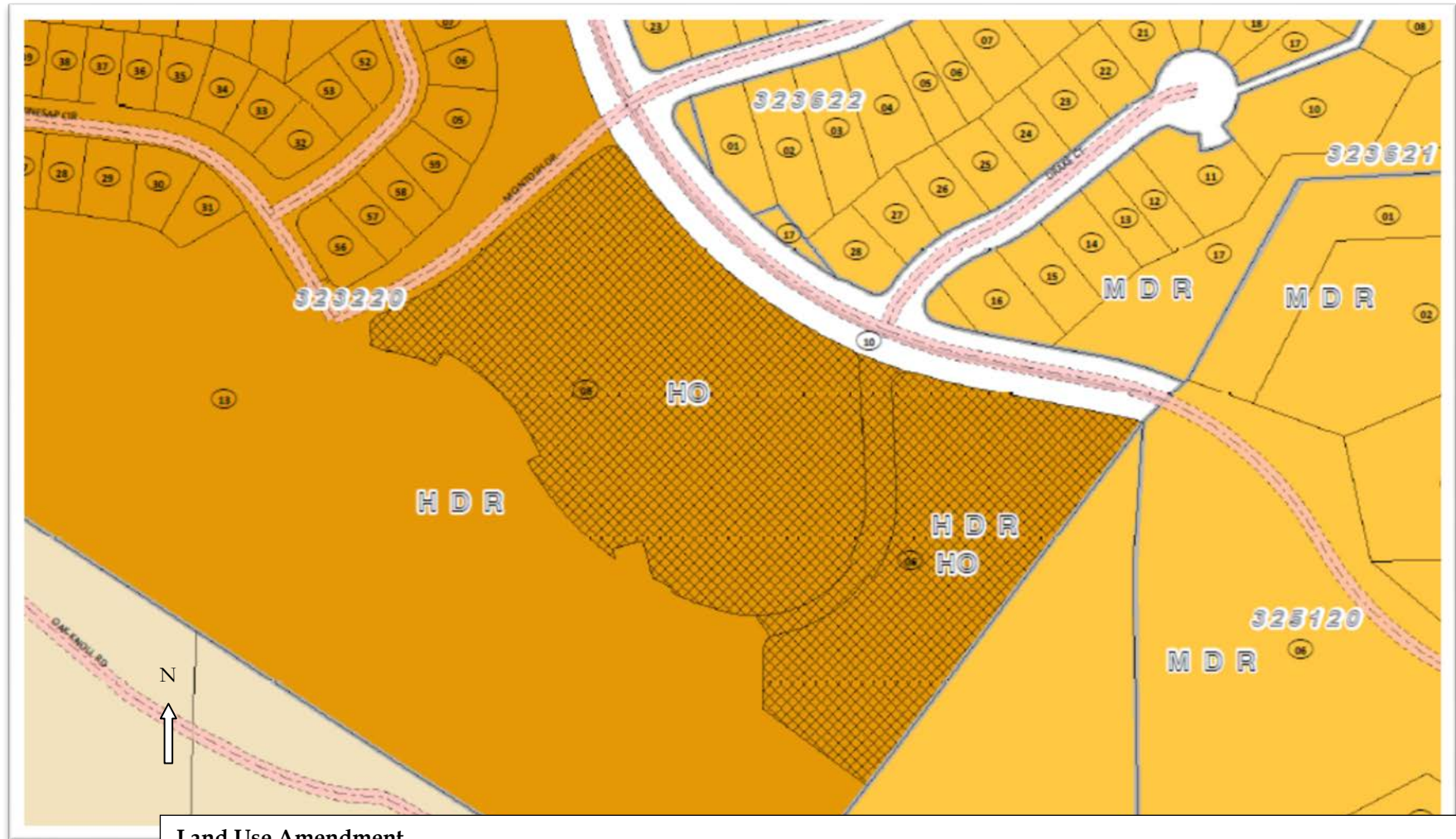
Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.

Figure 29: Site 11 – Middletown / Cold Springs Rd. / Placerville Dr. Location Map



Exhibit B.

General Plan Amendment 16-02: Housing Opportunity Overlay – HO Land Use Designation – APN 323-220-06, 323-220-08



Land Use Amendment

High Density Residential to High Density Residential - Housing Opportunity Overlay (HDR to HDR-HO)

