

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLACERVILLE  
AMENDING THE PLACERVILLE GENERAL PLAN LAND USE SECTION - PART I:  
LAND USE/CIRCULATION DIAGRAM; AMENDING THE GENERAL PLAN 2013-  
2021 HOUSING ELEMENT: CHAPTER III. CONSTRAINTS, CHAPTER IV.  
RESOURCES, CHAPTER VI. APPENDICES: APPENDIX B, APPENDIX E;  
AMENDING THE GENERAL PLAN LAND USE MAP DESIGNATION FOR  
ASSESSOR'S PARCEL NUMBERS 323-220-06 AND 323-220-08 ADDING THE  
HOUSING OPPORTUNITY OVERLAY TO THE UNDERLYING DESIGNATION,  
PARTIALLY IMPLEMENTING HOUSING PROGRAM 3. HIGH-DENSITY  
DEVELOPMENT – UNMET NEED; (GPA 16-02)**

WHEREAS, on January 23, 1990, the City of Placerville adopted a General Plan for the City of Placerville, through Resolution No. 5133; and

WHEREAS, on February 11, 2014, the City of Placerville adopted *2013-2021 Housing Element* for the City of Placerville, through Resolution No. 8168; and

WHEREAS, the *2013-2021 Housing Element* for the City of Placerville contains Housing Program 3 that requires the City to accommodate a land inventory through rezoning to support an unmet need for 239 housing units for lower-income households to meet its Regional Housing Needs Allocation (RHNA); and

WHEREAS, on December 9, 2003, the City of Placerville approved the Ridge at Orchard Hill Planned Development project, and Mitigated Negative Declaration, consisting of a mixed-use senior community consisting of 176 senior-restricted apartments, 54 senior-restricted single-family lots and an 81-bed assisted living facility.

WHEREAS, on December 9, 2003, the City of Placerville approved Resolution 7073, an amendment to the City's General Plan Land Use Map consisting of approximately thirty and four-tenths (30.4) acres, otherwise known as the Ridge at Orchard Hill property, from Medium-Density Residential to High-Density Residential.

WHEREAS, on January 13, 2004, the City of Placerville adopted Ordinance 1595, an amendment to the City's Zoning Map consisting of approximately thirty and four-tenths (30.4) acres from R1-6,000 to R-3 for the Ridge at Orchard Hill property.

WHEREAS, Assessor's Parcel Numbers 323-220-06 and 323-220-08 located within the Ridge at Orchard Hill Planned Development have been deemed suitable for rezoning have been identified to need a General Plan Land Use designation change to Housing Opportunity Overlay to ensure consistency with the zoning designation of Housing Opportunity Overlay Zone (HO); and

WHEREAS, this project is in connection with the subsequent rezoning of Assessor's Parcel Numbers 323-220-06 and 323-220-08 to the Housing Opportunity Overlay Zone (HO)

with the addition of the Housing Opportunity Overlay (HO) land use designation to partially implement Housing Element Program 3; and

WHEREAS, an Addendum to the Ridge at Orchard Hill Mitigated Negative Declaration has been prepared on the proposed General Plan Amendment (GPA 16-02) and site specific rezone (ZC 16-02) (collectively "Project").

WHEREAS, on \_\_\_\_\_, the Planning Commission held a duly noticed public hearing on the proposed Project in which the Commission reviewed all comments received during the public review period, and making a recommendation to the City Council on the proposed Project; and

WHEREAS, after reviewing and considering the proposed Project, the Planning Commission recommended that the City Council approve the proposed Resolution to amend the General Plan as shown and described in Exhibits "A" and "B" attached hereto and made a part of this Resolution; and

WHEREAS, the City Council of the City of Placerville, held a duly noticed public hearing on the proposed General Plan Amendment (GPA 16-02) and site specific rezone (ZC 16-02) (collectively "Project"), consisting of amendments to the General Plan Land Use Section - Part I: Land Use/Circulation Diagrams; amending the General Plan Land Use Map Designation for Assessor's Parcel Numbers 323-220-06 and 323-220-08, adding the Housing Opportunity Overlay to the underlying designation; amending the General Plan 2013-2021 Housing Element: Chapter III. Constraints, Chapter IV. Resources, Chapter VI. Appendices: Appendix B, Appendix E, Partially Implementing Housing Program 3. High-Density Development – Unmet Need; (GPA 16-02); and

WHEREAS, a separate Ordinance of the City Council adopted site specific rezoning associated with the Project (ZC 16-03); and

WHEREAS, the City Council, has reviewed and considered the recommendations of the Placerville Planning Commission regarding the proposed amendments to the City of Placerville County General Plan Land Use Element, 2013-2021 Housing Element and Land Use Map, and all public comment and evidence submitted in favor and against the proposed amendments.

NOW, THEREFORE, BE IT RESOLVED, that the City Council for the City of Placerville hereby finds and determines with respect to the Project:

SECTION I: The City Council of the City of Placerville hereby finds as follows:

1. That the Addendum was prepared in compliance with the requirements of the California Environmental Quality Act and the State CEQA Guidelines.
2. That, based upon the evidence submitted and as demonstrated by the analysis included in the Addendum, none of the conditions described in Sections 15162 or 15163 of the State

CEQA Guidelines calling for the preparation of a subsequent or supplemental EIR or negative declaration have occurred; specifically:

- a. There have not been any substantial changes in The Ridge at Orchard Hill Project that require major revisions of the CEQA Documents because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. There have not been any substantial changes with respect to the circumstances under which The Ridge at Orchard Hill Project is undertaken that require major revisions of the CEQA Documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- c. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the IS/MND was adopted, that shows any of the following:
  - (a) the project will have one or more significant effects not discussed in the Final EIR or the IS/MND;
  - (b) significant effects previously examined will be substantially more severe than shown in the IS/MND;
  - (c) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (d) mitigation measures or alternatives which are considerably different from those analyzed in the IS/MND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
3. That the proposed amendment to the General Plan is consistent with and furthers the goals, objectives, policies, and implementation measures of the General Plan and provisions of the Land Use Element and the 2013-2021 Housing Element;
4. That the Project site is physically suitable for the High Density Residential – Housing Opportunity Overlay (HD-HO) General Plan Land Use Designation, in that the site has adequate access to a City maintained road and public sewer, water and power utilities;
5. That the site and HD-HO designation is consistent with other surrounding residential uses and will accommodate the unmet housing need from the 2008-2014 Regional Housing Need Plan for the City of Placerville and will assist the County in meeting future Regional Housing Need Allocations; and
6. That the proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City of Placerville.

SECTION II: Purpose and Authority.

The purpose of the Resolution is to amend the City of Placerville General Plan Land Use Section - Part I: Land Use/Circulation Diagrams; amend The General Plan 2013-2021 Housing Element: Chapter III. Constraints, Chapter IV. Resources, Chapter VI. Appendices: Appendix B, and Appendix E; amend the Land Use Map and land use designation for APNs: 323-220-06 and 323-220-08 from HD (High Density Residential) to HD-HO (High Density Residential – Housing Opportunity Overlay), to partially implement Housing Program 3. High-Density Development – Unmet Need. Amendments are shown on Exhibit A and Exhibit B that is attached, incorporated herein by reference.

SECTION III. General Plan Amendment 16-02 Approval

The City Council of the City of Placerville does hereby adopt the amendments to The Placerville General Plan Land Use Section - Part I: Land Use/Circulation Diagrams; Amending The General Plan 2013-2021 Housing Element: Chapter III. Constraints, Chapter IV. Resources, Chapter VI. Appendices: Appendix B, Appendix E; Amending The General Plan Land Use Map Designation For Assessor's Parcel Numbers 323-220-06 AND 323-220-08 Adding the Housing Opportunity Overlay to the underlying designation.

PASSED, APPROVED AND ADOPTED, by the City Council of the City of Placerville on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the poll taken as follows:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Mayor Trisha Wilkins

\_\_\_\_\_  
Regina O'Connell, Deputy City Clerk

**Exhibit A.** General Plan Text Amendments – GPA 16-02:  
Amendments to the General Plan Land Use Section -  
Part I: Land Use/Circulation Diagrams

DRAFT

DRAFT

**PART I**  
**LAND USE/CIRCULATION**  
**DIAGRAMS AND STANDARDS**

## **PART I**

### **LAND USE/CIRCULATION DIAGRAMS AND STANDARDS**

Part I describes the General Plan Land Use Diagram and the Circulation Plan designed to support the proposed land uses.

#### **LAND USE DIAGRAM AND STANDARDS**

The Land Use Diagram depicts proposed land use for the Placerville General Plan Area for the year 2005. The following sections describe the land use designations appearing on the Land Use Diagram, the purposes of each land use designation, allowable uses within each designation, applicable standards of population density and/or building intensity, and the zoning districts deemed to be consistent with each land use designation.

For residential designations, General Plan density standards are stated in dwelling units per gross acre, while the minimum parcel sizes and minimum lot areas per dwelling unit specified for the corresponding zoning districts are stated in net square feet of parcel area. After making deductions for streets and rights-of-way from the gross acreage figures, the density standards for the General Plan designations and the minimum parcel sizes and minimum lot area per dwelling unit specified by the applicable zoning districts are roughly determined based on maximum density established by the Zoning Ordinance for each district. The maximum residential density possible with a density bonus will, therefore, exceed the maximum density per gross specified for each residential category. Additionally, the maximum density per gross acre specified for each residential designation does not reflect the possible development of secondary residential units, which would increase the possible density over what is otherwise specified.

The General Plan assumes that the average household size for the Rural Residential (RR), Low Density Residential (LD), and the Medium Density (MD) designations is 2.5 persons and the average household size for the High Density Residential (HD) designation is 2.0 persons.

Development intensity standards for the commercial and industrial designations are stated in terms of floor-area ratios, that is, the ratio of total square footage of floor area within a building to the net parcel area.

#### **RESIDENTIAL DESIGNATIONS**

##### **Rural Residential (RR)**

###### Purposes

1. Provide for single-family residential development at very low densities in rural areas with limited services and facilities.
2. Provide for agricultural uses compatible with the residential character of the area.
3. Create conditions conducive to a desirable rural environment and protect it from encroachment by unrelated and incompatible uses.
4. Protect watershed lands and open space values.
5. Prevent incompatible development on steep slopes.
6. Minimize the need for the extension of urban-level utilities and facilities.

7. Preserve lands suited for eventual development until such time as they are needed and the economical provision of utilities, streets, schools, recreation facilities, and other facilities has been planned and scheduled.

#### Allowable Uses

Detached single-family homes, secondary residential units, agricultural uses, such as raising and grazing livestock, poultry or other animals, and growing and harvesting of trees, fruits, vegetables, flowers, grains or other crops, public and quasi-public uses, and similar and compatible uses.

#### Density/Intensity Standards

Density Range: 0.20 to 1.00 dwelling units per gross acre.

#### Consistent Zoning Districts

#### Minimum Site Area per Dwelling Unit

RE (Estate Residential) .....	5 acres
R1A (Single-Family – Acre).....	1 acre
OS (Open Space)	
PF (Public Facilities)	

#### **Low Density Residential (LD)**

#### Purposes

1. Provide for single-family residential development in areas with urban-level services and facilities, but limited for development by topography and terrain.
2. Create conditions conducive to a desirable low-density environment and protect it from encroachment by unrelated and incompatible uses.

#### Allowable Uses

Detached single-family homes, secondary residential units, public and quasi-public uses, and similar and compatible uses.

#### Density/intensity Standards

Density Range: 1.01 to 4.00 dwelling units per gross acre.

#### Consistent Zoning Districts

#### Minimum Site Area per Dwelling Unit

R1-10,000 (Single-Family Residential) .....	10,000 square feet
R1-20,000 (Single-Family Residential) .....	20,000 square feet
OS (Open Space)	
PF (Public Facilities)	

#### **Medium Density Residential (MD)**

#### Purposes

1. Provide for single-family residential and mobilehome park development in areas with urban-level services and facilities.



2. Create conditions conducive to a desirable medium-density residential environment and protect it from encroachment of unrelated and incompatible uses.

#### Allowable Uses

Detached single-family homes, secondary residential units, mobilehomes and mobilehome parks, public and quasi-public uses, and similar and compatible uses.

#### Density/Intensity Standards

Density Range: 4.01 to 6.00 dwelling units per gross acre.

#### Consistent Zoning Districts

#### Minimum Site Area per Dwelling Unit

R1 – 6,000 (Single-Family Residential) .....	6,000 square feet
MP (Mobilehome Park) .....	2,700 square feet
PF (Public Facilities)	

### **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 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.

#### Consistent 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 (Very High Density Multi-Family).....	1,815 square feet
OS (Open Space)	
PF (Public Facilities)	

### Part I Land Use/Circulation Diagrams and Standards

## Planned Residential Development/Historic (PRDH)

### Purposes

1. Provide for the development of single-family and multi-family homes in a manner compatible with the historic areas of the city or undeveloped areas within or adjacent to historic neighborhoods.
2. Ensure that new development within historic neighborhoods is designed and constructed in a manner that is compatible with existing historic development.
3. Protect the historic integrity of areas such as Smith Flat.

### Allowable Uses

Single-family detached and attached homes, secondary residential units, multi-family residential units, parks, open space, public and quasi-public uses, and similar and compatible uses.

### Density/Intensity Standards

Density Range: 0.20 to 16.00 units per gross acre.

### Consistent Zoning Districts

### Minimum Site Area per Dwelling Unit

PRDH (Planned Residential Development/Historic). . . . . 10,000 square feet  
OS (Open Space)  
PF (Public Facilities)

## **Housing Opportunity Overlay (HO)**

### Purposes

1. Provide for the development of attached single-family and multi-family housing to meet the goals of the City's Regional Housing Need Allocation (RHNA).
2. Provide a means of achieving the residential housing objectives of the Housing Element of the General Plan, particularly by encouraging new multi-family residential development that includes affordable housing, housing for persons with disabilities, housing for persons with developmental disabilities, and housing that supports aging in place.

### Allowable Uses

Multi-family residential units, single-family attached homes, home occupations.

### Density/Intensity Standards

Density Range: 20.00 to 24.00 units per gross acre.

**Consistent Zoning Districts.....Minimum Site Area Per Dwelling Unit**

**HO (Housing Opportunity Overlay)..... 1,815 square feet**

## **COMMERCIAL DESIGNATIONS**

### **Agricultural/Commercial (AC)**

#### Purposes

1. Provide for agricultural uses compatible with the residential character of the area.
2. Create conditions conducive to a desirable rural environment while allowing for limited commercial development.
3. Protect the watershed lands and open space values.
4. Allow for agricultural activities with related commercial uses.

#### Allowable Uses

Detached single-family homes, secondary residential uses, agricultural uses such as raising and grazing of livestock, poultry, or other animals, growing and harvesting of trees, fruits, vegetables, flowers, grains, or other crops. Storage, packing, and processing of agricultural products produced on the property. Sales of agricultural goods and other products, including arts and crafts, antiques, food, Christmas trees, fruits, and cannery products and similar uses that are incidental to the residential and commercial uses thereon and that are not a nuisance to contiguous property. This designation also allows for the gift shops, rides (e.g., hay rides, horseback rides, and small trains), camping/R.V.s, picnicking, farmers' markets, and similar uses.

#### Density / Intensity Standards

Density Range: 0.00 to 0.20 dwelling units per gross acre.

Floor Area Ratio: 0.5

#### Consistent Zoning Districts

#### Minimum Site Area per Dwelling Unit

AC (Agricultural Commercial) . . . . . 5 acres OS (Open Space)

**Exhibit B.** General Plan Text Amendments – GPA 16-02:  
Amendments to the General Plan 2013-2021 Housing Element

Amendments to the General Plan Land Use Section - Part I: Land Use/Circulation  
Diagrams, and

DRAFT

### III.

## CONSTRAINTS

### A. Government Constraints

Local policies and regulations can affect the price and availability of housing, both positively and negatively, particularly for low- and moderate-income residents. Land use controls, site improvement requirements, permit and development impact fees, permit processing procedures, and other factors may constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints as well as policies that encourage housing development in Placerville.

State and federal regulations also affect the availability of land for housing and the cost of producing housing. Regulations related to environmental protection, prevailing wages for publicly-assisted construction projects, construction defect liability, building codes, and other factors have significant and often adverse impacts on housing cost and availability. Perhaps one of the greatest constraints to the production of housing affordable to lower-income households is the chronic shortage of state and federal financial assistance for such housing.

While Placerville recognizes that constraints exist at other levels of government, the City has little or no control over these regulations and no ability to mitigate these constraints directly. For these reasons, this section of the Housing Element focuses only on policies and regulations within the City's control to influence directly.

#### 1. Land Use Policies



The Land Use Element of Placerville's General Plan contains the primary policies that guide residential development. These policies are implemented through several types of ordinances, including the Zoning Ordinance, and the Subdivision Regulation ordinance found therein. Zoning regulations establish the amount and distribution of land uses within the City, while subdivision regulations establish requirements for the division and improvement of land. The Land Use Element identifies **five six** residential land use categories: Rural Residential, Low-Density Residential, Medium-Density Residential, High-Density Residential, **Housing Opportunity Overlay** and Planned Residential Development/Historic.

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 (Low Density Multi-Family); R-3 (Medium Density Multi-Family); R-4 (High Density Multi-Family); R-5 (Very High Density Multi-Family)	4.01 to 24.00	2,000 sq. ft.	Detached Single-Family Homes; Attached Single-Family Homes; Condominiums; Townhomes; Apartments
<u>Housing Opportunity Overlay (HO)</u>	<u>HO (Housing Opportunity Overlay)</u>	<u>20.00 to 24.00</u>	<u>6,000 sq. ft. 2,700 sq. ft.</u>	<u>Condominiums; Townhomes; Apartments; Attached Single-Family Homes</u>
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~~ **ten** 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)
- **HO (Housing Opportunity Overlay)**

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: Residential Development Standards: Residential Districts**

Zoning Standards	Residential Zoning Districts									
	RE	R1-A	R1-20	R1-10	R1- 6	R-2	R-3	R-4	R-5	HO
Max. Density (du/ac)	0.20	1	2.18	4.36	7.26	8	12	16	24	<u>24</u>
Min. Density (du/ac)									20	<u>20</u>
Min. Lot Size (sq. ft.)	5 acres	1 acre	20,000	10,000	6,000	6,000	6,000	6,000	6,000	<u>6,000</u>
Minimum Lot Area/DU (sq. ft.)	5 acres	1 acre	20,000	10,000	6,000	2,000	2,000	2,000	2,000	<u>2,000</u>
Min. Lot Width (ft.)	150	100	100	75	60	60/20	60/20	60/20	60/20	<u>60/20</u>
Front Yard (ft.)	50	30	20	20	20	20	20	20	20	<u>20</u>
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	<u>10%/10 ft</u>
Rear Yard (ft.)	30	30	30	20	20	15/0	15/0	15/0	15/0	<u>15/0</u>
Building Coverage (%)	20	35	35	35	35	60	60	60	60	<u>60</u>
Max. Bldg. Height (ft.)	35	35	35	35	35	40	40	40	40	<u>40</u>
Parking (spaces/unit)	2	2	2	2	2	1.5	1.5	1.5	1.5	<u>1.5</u>



**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	<u>HO</u>	CBD	CC	BP	HWC	C
Detached Single-Family	P	P	P	P	P	U	U	U	X	<u>X</u>	X	X	X	X	X
Attached Single-Family	X	X	X	X	X	P	P	P	P	<u>P</u>	X	X	X	X	X
Multi-Family/Apt.	X	X	X	X	X	P	P	P	P	<u>P</u>	P	P	P	P	P
Condominiums	X	X	X	X	X	P	P	P	P	<u>P</u>	P	P	P	P	P
Second Units	P	P	P	P	P	P	P	P	P	<u>X</u>	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	<u>X</u>	X	X	X	X	X
Manufactured Home on Permanent Foundation	P	P	P	P	P	P	P	P	P	<u>X</u>	X	X	X	X	X
Rooming/Boarding House	X	X	X	X	X	P	P	P	P	<u>X</u>	X	X	X	X	X
Small Fam. Day Care (6 or fewer )	P	P	P	P	P	P	P	P	P	<u>X</u>	U	U	U	U	U
Medium Fam. Day Care (7 - 12)	U	U	U	U	U	U	U	U	U	<u>P</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	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	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	U	U	U
Domestic Violence Shelter	P	P	P	U	U	U	U	U	U	<u>U</u>	U	U	U	U	U
Single-Room Occupancy Units	X	X	X	X	X	P	P	P	P	<u>X</u>	U	X	X	X	U

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 24 dwelling units per acre (du/ac) in the R-5 Zone and HO zones. 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 24 dwelling units per acre, within the R-5 and HO zones. This density is consistent with the default density under Housing Element law which will allow 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.

## IV.

## RESOURCES

The resources section of the Housing Element considers the tools and assets available to assist the City in providing housing during the housing cycle. These tools and assets include land that is undeveloped and appropriately zoned, government policies and procedures supportive of housing production, financial tools and programs to assist in housing development and maintenance, and persons and agencies who can construct, operate, and maintain housing.

### A. Land Resources to Accommodate Housing

As a part of the Housing Element update process, Staff inventoried all lands within the City limits suitable for future residential development. Section 65583(a)(3) of the Government Code requires Housing Elements to contain an "inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites." Tables 38, 39 and 40 provide an inventory of existing available land and land suitable for development; of tentatively approved residential development subdivision projects targeted for specific income-level households; of vacant parcels within the City; and of potential parcels proposed to be rezoned to a residential density of twenty (20) dwelling units per acre. As discussed in Chapter II, Section I. Regional Housing Needs, Placerville is responsible for accommodating the City's RHNA allocation of 372 additional housing units between 2013 and 2021. Of the 372 units, 39 of them are expected to be affordable to extremely-low-income households, 39 to very-low-income households, 55 to low-income households, 69 to moderate households, and 170 to above moderate households. Of these 372 units, 49 have been approved or constructed (2 to moderate-income and 47 to above-moderate-income) between January 1, 2013 and April 30, 2013). The available land within the City exceeds the City's RHNA allocation for all income level categories (Table 41). As discussed in Chapter II, Section J. Unmet 2008-2013 Regional Housing Needs, Placerville is responsible for accommodating the City's RHNA allocation of 106 additional housing units within the first year of adoption of the Housing Element for the low, very low and extremely low income categories.

The locality's sites are adequate if the land inventory demonstrates sufficient realistic capacity at appropriate densities and development standards to permit development of a range of housing types and prices to accommodate the community's share of the regional housing need by income level. A two-part analysis is necessary to make this determination:

- Can the realistic development capacity of suitable land, which is or will be served by facilities and infrastructure, accommodate the locality's total new construction need by income group over the next five years?

- Are these available sites appropriately zoned (considering local development standards and land costs) for a variety of housing types (single-family, multi-family, mobile homes, etc.) and at appropriate densities to facilitate the development of housing to meet the locality's regional housing need by income level category, including the need for very-low- and low-income households?

Residential sites identified in this section meet the criteria listed above, and are within the definition of "adequate sites" as provided under state law. The sites identified in Tables 38, 39 and 40 would have access to public facilities over the next eight years.

The City's assumption of realistic unit capacity of average development density equaling 75 percent of maximum permitted density, except where indicated, is based on specific environmental, governmental, or other constraints identified by the City that would prevent achievement of maximum densities. The assumption also reflects a realization that, due to market factors, decisions by individual developers, and site-specific conditions that cannot be known without detailed environmental investigations, some properties will not develop at the maximum permitted density. As part of the City's Housing Strategy (see Chapter V), Placerville will encourage developers in the R-2, R-3, and R-4 Zones to achieve as close to the maximum density as feasible to facilitate the development of housing affordable to moderate-income households.

Table 38 indicates that there are more than 71 acres of residentially zoned, suitable and available land within the City that could accommodate 137 moderate- and above-moderate-income dwelling units.

Table 39 indicates there were ten tentatively approved subdivisions approved during the 2003-2009 and 2008-2013 Housing Element planning periods that have the potential to provide housing for households across the RHNP income level groupings. A total of 32 acres of land area within four subdivisions have a combined potential to create 95 units of moderate-income-level housing. In addition, there are 66 units of above-moderate-income level housing on 81 acres of land within six subdivisions.

Table 40 indicates potential sites for rezoning to R-5 **or HO** zones at twenty (20) dwelling units per acre minimum density (Housing Program 3) to accommodate the City's unmet RHNA for the low, very low and extremely low income categories for the 2008-2013 and 2013-2021 planning periods. The sites to be rezoned may include, but are not limited to, these sites that total approximately **27 30 acres**. Combined, these sites have the potential to provide land area to accommodate **485 543 units** for low, very low and extremely low income households.

### 1. Relationship of Zoning Standards to Adequate Sites

The extent to which the City has "suitable sites" for housing affordable to very-low- or low-income households will depend, in part, on zoning standards, particularly the maximum allowed density, parking, building coverage, height, and setback standards.

The adequacy of sites will also depend on whether the City grants exceptions or variances to these requirements to reflect the challenges of building on small, irregularly-shaped, or otherwise constrained parcels, thereby reducing development costs and increasing development capacity.

The combination of the City's flexible zoning standards, allowances for housing on commercial properties and a history of approving varied housing projects suggests that Placerville can accommodate its remaining share of regional housing needs on sites available within the existing City limits.

## *2. Affordability by Income Group*

---

Based on the cost of land and improvements and the density at which housing projects have been developed in Placerville, the City has assumed the following relationship between zoning and housing affordability:

- R-E and R-1 sites are adequate to accommodate either above-moderate-income or moderate-income households;
- R-2, R-3 and R-4 sites are adequate to accommodate either above-moderate-income or moderate-income households, with low-income households accommodated in this zone with financial subsidies; and
- R-5 **and HO** sites are adequate to accommodate either low or very-low income households.

State law was amended in 2004 (AB 2348) to clarify the process by which cities determine the capacity of vacant sites for new housing developments. The law established minimum densities that are presumed to be necessary to facilitate the development of housing that is affordable to lower income households. This minimum density is 20 units per acre.

As mentioned, during the 2008-2013 Housing Element planning period the City developed Program 3 to address a shortfall of available land to accommodate 106 units for lower income households (Regional Housing Needs Allocation (RHNA) and to establish a new zoning designation, R-5, with a density of 20 dwelling units per acre. The City inventoried and analyzed two sites for possible rezoning at a 20 dwelling unit per acre minimum with sufficient acreage to construct housing for the low, very low and extremely low income categories: a 20.70 acre three-parcel site, and a 2.80 acre site. Potential realistic zoning unit capacity of 352 units is possible for these sites. However, during the planning period the City did not meet its objective to address the shortfall of available land to accommodate 106 lower income units before October 31, 2013, the end of the planning period.

Per Government Code Section 65584.09, if during the prior planning period the City did not make available sites to accommodate the unmet portion of the RHNA then the City must rezone or zone adequate sites within the first year of the new 2013-2021 Housing

Element planning period. This requirement is in addition to sites needed to accommodate the RHNA for low, very low and extremely low income categories for the 2013-2021 planning period. The City has devised a program for the 2013-2021 planning period to include the required rezoning of sites at the R-5 density necessary to meet statutory requirements and our 106 unit unmet need under the 2008-2013 planning period and the 133 units of unmet lower income need for the 2013-2021 RHNA.

Developers will also be encouraged to achieve minimum density for low, very-low and extremely-low-income households within the R-5 Zone and HO Overlay Zone (minimum density of 20 dwelling units per acre) rezoning under Program 3.

Table 40 contains potential sites comprising 26.71 36.41 acres that would be appropriate for higher density development for low income households with rezoning at the R-5 20 units per acre minimum density. It is estimated that a combination of these potential sites at the 20 units per acre minimum density could be used to satisfy the 106 units of unmet lower income need under the 2008-2013 planning period and the 133 units of unmet lower income need for the 2013-2021 RHNA.

Sites 1, 2, 3, 4 and 5 have current General Plan land use and Zoning designations that permit multi-family residential development at 8–16 dwelling units per acre. Higher density development of these sites with apartments, townhomes and condominiums is considered to be appropriate given all sites are served by existing utilities, slope constraints are minimal and that current zoning on these sites anticipated multi-family residential at City high densities.

Opportunities may also exist for larger senior/group home/residential care facilities.

Development of Sites 4 and 6 through 10-11 at high residential densities is considered appropriate given their location near public transit stops, employment sources, commercial uses and services.

Site analyses, including location map and site photos for these potential sites are provided in Appendix E.

In addition to the residential lands inventoried, there are opportunities for additional residential development on underutilized and undeveloped commercial sites. The City allows residential uses by right in five commercial zones, with flexible standards aimed to encourage housing production as part of mixed-use development in these zones. New residences within commercial areas may be affordable to residents of all income ranges, depending on subsidies and incentives offered.

The City has received proposals and inquiries for housing or mixed uses in commercial zones. Two such projects have been completed during the planning period. One involves the construction of new floor area within an existing building to establish a rental unit. A second involves the conversion and adaptive reuse of the second story of existing commercial building to a rental unit. Past development activity is not a future predictor

of the feasibility or likelihood of housing being developed in commercial zones, therefore the City could also document residential development potential in commercial zones through a site inventory of vacant or underutilized commercial properties, noting current uses, property/building conditions, and the availability of infrastructure. The City could also provide additional incentives for the development of housing in commercial zones. See Chapter H (Housing Strategy), Program 2 for further details.

Based on results of the available land inventory, the City has sufficient land to accommodate the RHNA for the current planning period. Approximately 27 36 acres of potential land is available for rezoning during the planning period at the 20 units per acre minimum density to satisfy the unmet need of 106 lower income units under the 2008-2013 planning period and the 133 units for housing targeting low and very low incomes (Table 40). There are approximately 185 acres of land available, with a realistic unit capacity of 298 units, for housing targeting moderate and above-moderate incomes (Tables 38 and 39).

### 3. Public Facilities, Services, and Environmental Conditions

All of the properties listed in Tables 38, 39 and 40 can be provided with water, sewer, drainage, other City facilities and services between 2013 and 2018. City services exist on or can be extended to lots within the current City limits. Public infrastructure improvements required of new developments, impact fees, and planned City improvements of facilities help ensure that services and facilities are available to both current and future residents. Parks, schools, emergency services facilities, and other public facilities are also extended in this manner.

As provided in Tables 38 and 39, there are approximately 185 acres of land that were identified as being vacant or underdeveloped and residentially zoned. In addition, approximately 27 36 acres of potential land was identified (Table 40) for potential rezoning to R-5 20 units per acre minimum residential density. City Staff made site visits to each of the vacant or underdeveloped residentially zoned properties in the City, or used City topographic maps to assess suitability of each for development. Consideration was given to parcel sizes, access to public roads, slopes, drainage, and consistency with surrounding development.



**Table 40: Summary of Potential Rezoning Sites with Potential to Accommodate Low, Very Low and Extremely Low Housing Units**

Site	APN /Location	General Plan Designation	Zoning Designation	Acreage	Allowable Density or Intensity	Potential Realistic Units at 20-24 DUA <del>Minimum</del> Maximum	Existing Use	Infrastructure Capacity
1	<u>323-220-06</u> 323-220-08	High Density Res	R-3	<del>4.04</del> <u>6.14 total</u>	12 DUA	<del>81</del> <u>72</u>	Vacant	Sufficient to serve zone change
2	051-505-01	High Density Res	R-4 - AO	1.12	16 DUA	<del>22</del> <u>20</u>	Vacant	Sufficient to serve zone change
3	001-092-27	High Density Res	R-2	3.76	8 DUA	<del>75</del> <u>67</u>	Vacant	Sufficient to serve zone change
4	003-241-55	High Density Res	R-4	6.02	16 DUA	90	Single-Family	Sufficient to serve zone change
5	323-450-11	High Density Res	R-4	1.51	16 DUA	<del>30</del> <u>36</u>	Single-Family	Sufficient to serve zone change
6	325-120-30	Commercial	C	2.11	0.60 FAR	<del>37</del> <u>33</u>	Vacant	Sufficient to serve land use and zone change
7	325-160-08	Commercial	C	1.16	0.60 FAR	<del>23</del> <u>27</u>	Single-Family	Sufficient to serve land use and zone change
8	323-400-16	Business-Professional	BP	2.28	0.60 FAR	<del>45</del> <u>54</u>	Vacant	Sufficient to serve land use and zone change
9	325-240-16	Commercial	C	2.36	0.60 FAR	<del>47</del> <u>56</u>	Vacant	Sufficient to serve land use and zone change
10	049-190-06	Highway Commercial	HWC- AO	2.35	0.60 FAR	<del>35</del> <u>42</u>	Vacant Multi-Family	Sufficient to serve land use and zone change
<u>11</u>	<u>323-570-01</u> <u>323-570-37</u>	<u>Commercial</u>	<u>C</u>	<u>7.60</u>	<u>0.60 FAR</u>	<u>136</u>	<u>Vacant</u>	Sufficient to serve zone change
<b>Total</b>				<del>26.71</del> <u>36.41</u>		<del>485</del> <u>633</u>		

DUA – Dwelling units per gross acre.

FAR – Floor Area Ratio, expressed as ratio of total square footage of floor area within a building to the net parcel area.



## 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.

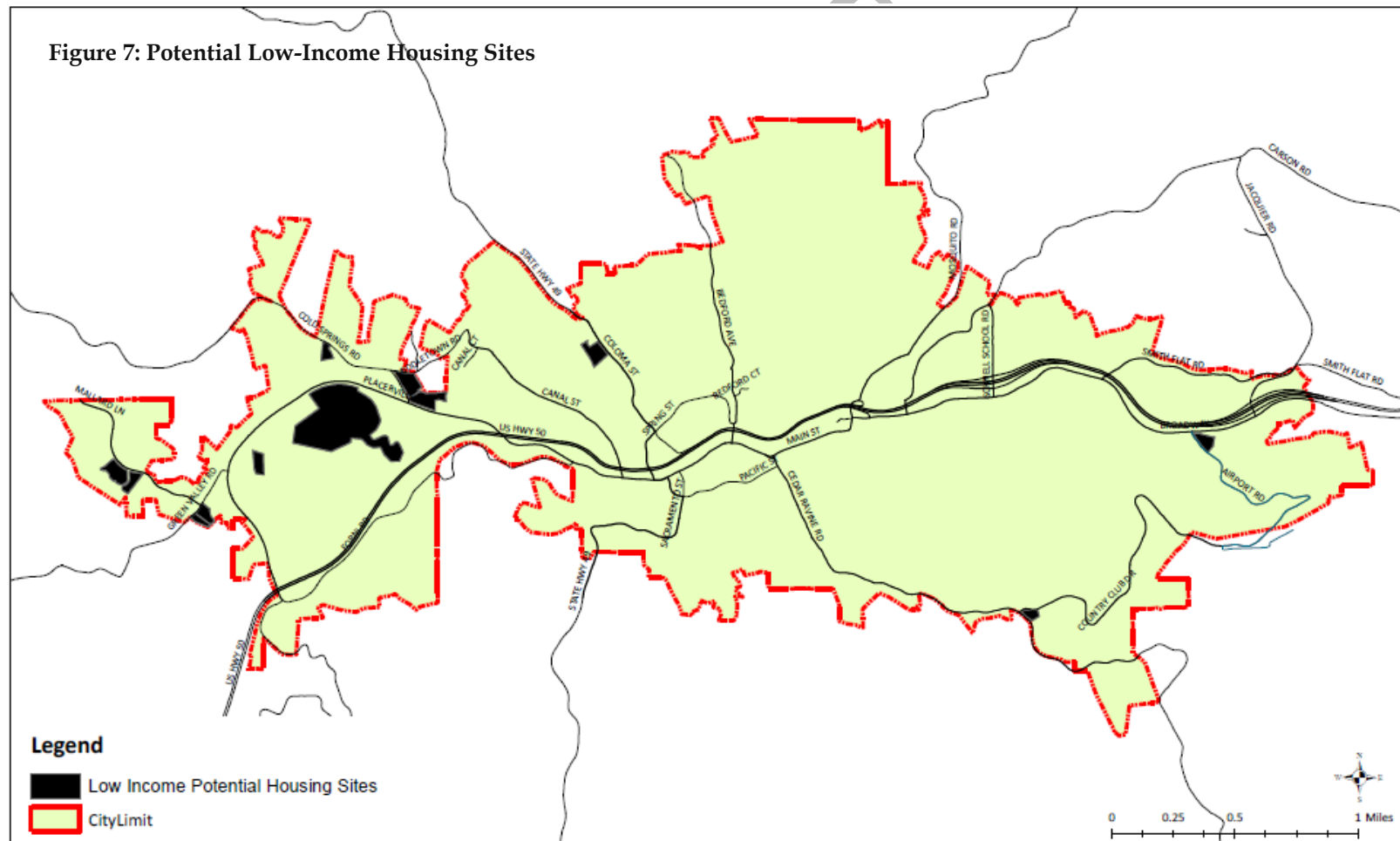
Quantified objectives have been established for accommodating the City's share of future housing needs under the SACOG Regional Housing Needs Plan, new housing construction, housing rehabilitation, the preservation of existing affordable housing, and homebuyer assistance (See Tables 44 & 45). The future 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)**

<b>Income Category</b>	<b>New Construction</b>	<b>Rehabilitation</b>	<b>Conservation/Preservation</b>
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 E.  
CITY OF PLACERVILLE POTENTIAL LOW INCOME HOUSING LAND INVENTORY



The following potential sites if rezoned to the **R-5 zone and 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**

<b>Acreage:</b> <u>4.04 6.14</u>	<b>Development Potential Under <u>R-3 (12 DU/AC)</u></b>
<b>Land Use Considerations</b>	<b>Gross Unit Capacity:</b> <u>48 units</u>
<b>Existing General Plan:</b> High Density Residential	<b>Realistic Unit Capacity:</b> <u>48 units</u>
<b>Existing Zoning:</b> R-3-PD ( <b>Planned Development</b> )	<b>R-3-PD:</b> <u>23 units</u>
<b>Existing Use:</b> Vacant	<b>Development Potential Under R-5 or <u>R-3-HO (20-24 DU/AC maximum density)</u>:</b>
<b>Pending Development:</b> None	<b>Gross Unit Capacity:</b> <u>81-96 147 units</u>
<b>Potential Zoning:</b> R-5 or <u>R-3-HO (20-24 DU/AC)</u>	<b>Realistic Unit Capacity:</b> <u>81-96 72 units</u>

*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. 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. Phases 2 and 2b, no tentative subdivision maps were 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

**Existing Zoning:** R-3-AO, Multi-Family  
Residential-Airport Overlay Zone (12  
DU/AC)

**Existing Use:** Vacant underutilized  
residential site.

**Pending Development:** None.

**Development Potential Under R-3 (12  
DU/AC)**

Gross Unit Capacity: 13 units

**Realistic Unit Capacity: 13 units**

**Development Potential Under R-5-AO  
or R-3-AO-HO (20-24 DU/AC maximum  
density)**

Gross Unit Capacity: 22-26 units

Realistic Unit Capacity: 22-26 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.

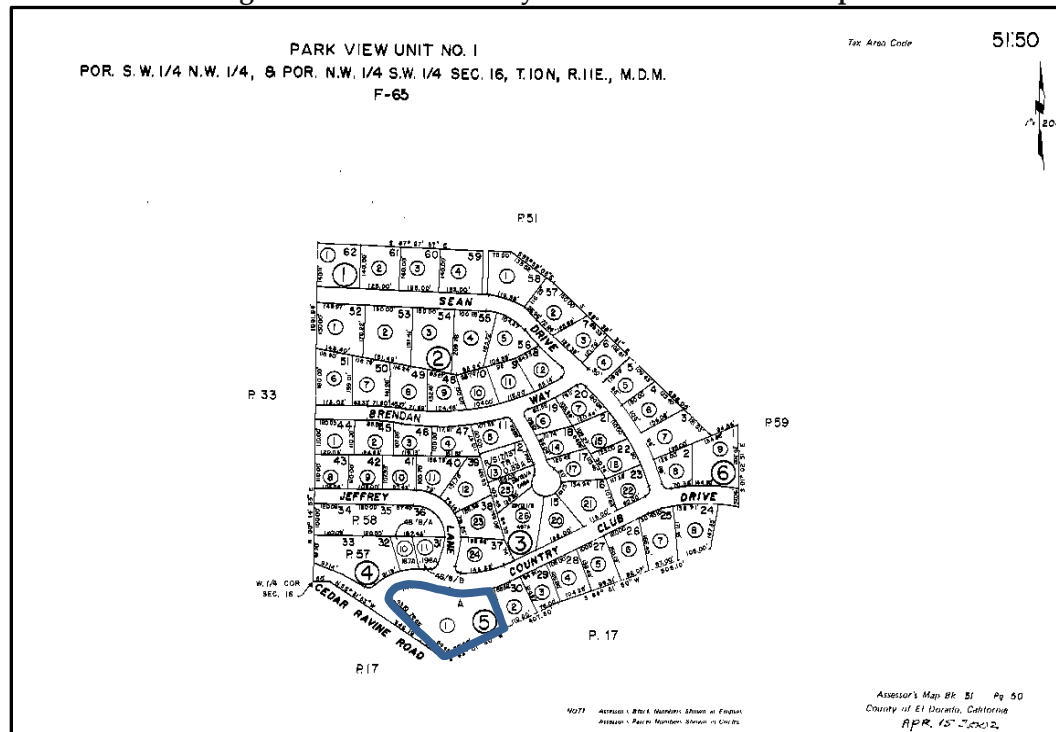
---

**Other Considerations**

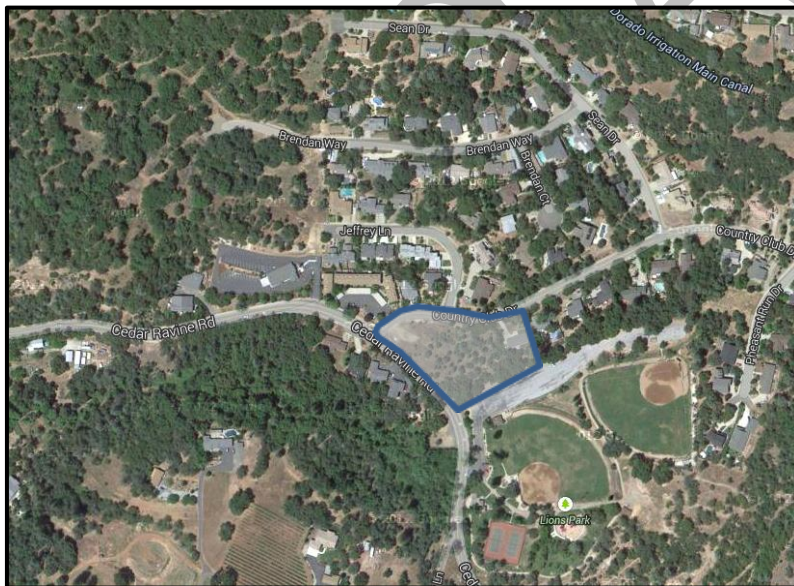
Site is adjacent to the City municipal Lions Park; it is approximately one mile southeast of employment sources Marshall Medical Center and associated professional uses; it has convenient US 50 (1.3 miles north) and Placerville Station commuter Park & Ride facility vehicle access (two miles northeast).

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

<b>Acreage:</b> 3.76 acres	<b>Potential Zoning:</b> R-5 <b>or R-2-HO</b> (20-24 DU/AC)
<b>Land Use Considerations</b>	<b>Development Potential Under R-2</b> (8 DU/AC)
<b>General Plan:</b> High Density Residential	Gross Unit Capacity: 30 units
<b>Existing Zoning:</b> R-2, Multi-Family Residential (8 DU/AC)	<b>Realistic Unit Capacity:</b> 30 units
<b>Existing Use:</b> Vacant residential site.	
<b>Pending Development:</b> None.	<b>Development Potential Under R-5</b> <b>or R-2-HO</b> (20-24 DU/AC <b>maximum</b> <b>density</b> )
	Gross Unit Capacity: 75-90 units
	Realistic Unit Capacity: 75-90 <b>67</b> 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***

<b>Acreage:</b> 6.02	<b>Potential Zoning:</b> R-5 (20-24 DU/AC)
<b>Land Use Considerations</b>	<b>Development Potential Under R-4</b>
<b>General Plan:</b> High Density Residential	(16 DU/AC)
<b>Existing Zoning:</b> R-4, Multi-Family Residential (16 DU/AC)	Gross Unit Capacity: 96 units
<b>Existing Use:</b> Underutilized residential site.	Realistic Unit Capacity: 72 units
<b>Pending Development:</b> None.	<b>Development Potential Under R-5 or HO</b>
	(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  $\frac{3}{4}$  of site, with eastern  $\frac{1}{4}$  at >20% slope.

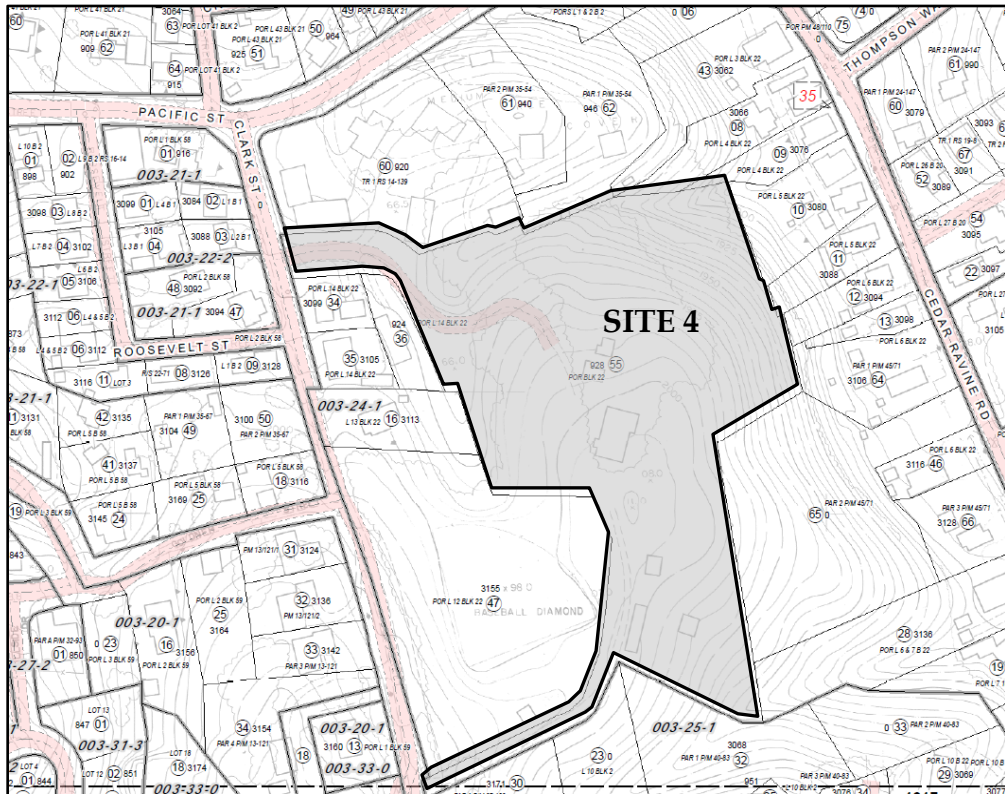
Biotic Resources: Mature pine trees. Native and non-native grasses, shrubs and ground cover most of the site.

***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**

<b>Acreage:</b> 1.51	<b>Potential Zoning:</b> R-5 or R-4-HO (20-24 DU/AC)
<b>Land Use Considerations</b>	
<b>General Plan:</b> High Density Residential	<b>Development Potential Under R-4</b> (16 DU/AC)
<b>Existing Zoning:</b> R-4, Multi-Family Residential (16 DU/AC)	Gross Unit Capacity: 24 units
<b>Existing Use:</b> Underutilized residential site; contains one single-family residence.	<del>Realistic Unit Capacity: 24 units</del>
<b>Pending Development:</b> None.	<b>Development Potential Under R-5 or R-4-HO</b> (20-24 DU/AC <u>maximum density</u> )
	Gross Unit Capacity: <del>30</del> 36 units
	Realistic Unit Capacity: <del>30</del> 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. 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 18: Site 5 – Cold Springs Road Location Map



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

<b>Acreage:</b> 2.11 acres, 1.88 buildable	<b>Potential Zoning:</b> R-5 <u>or C-HO</u> (20-24 DU/ AC)
<b>Land Use Considerations</b>	<b>Development Potential Under R-5</b>
<b>Existing General Plan:</b> C, Commercial	<u>or C-HO</u> (20-24 DU/ AC <u>maximum</u>
<b>Existing Zoning:</b> C, Commercial	<u>density</u> )
<b>Existing Use:</b> Vacant	Gross Unit Capacity: <del>42-50</del> <u>45</u> units
<b>Pending Development:</b> None	Realistic Unit Capacity: <del>37-45</del> <u>33</u> units

*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**

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

*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.

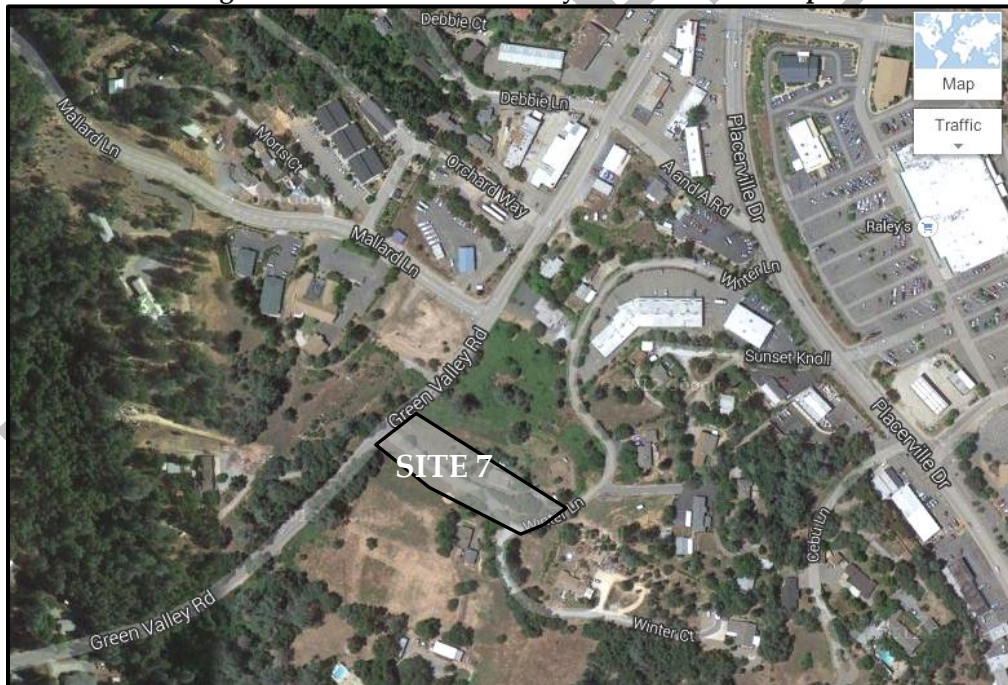
Site would require general plan amendment and rezone due to the existing Commercial land use and zoning.



**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**

<b>Acreage:</b> 2.28 acres of 48 total acres	<b>Potential Zoning:</b> R-5 <b>or BP-HO</b> (20-24 DU/AC)
<b>Land Use Considerations</b> <b>Existing General Plan:</b> BP, Business-Professional and Low Density Residential <b>Existing Zoning:</b> BP, Business Professional <b>Existing Use:</b> Vacant	<b>Development Potential Under R-5 or BP-HO at 2.28 acres:</b> (20-24 DU/AC <b>maximum density</b> ) Gross Unit Capacity: 45-54 units Realistic Unit Capacity: 45-54 units
<b>Pending Development:</b> 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**

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

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

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**

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

*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.)**

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

---

*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.



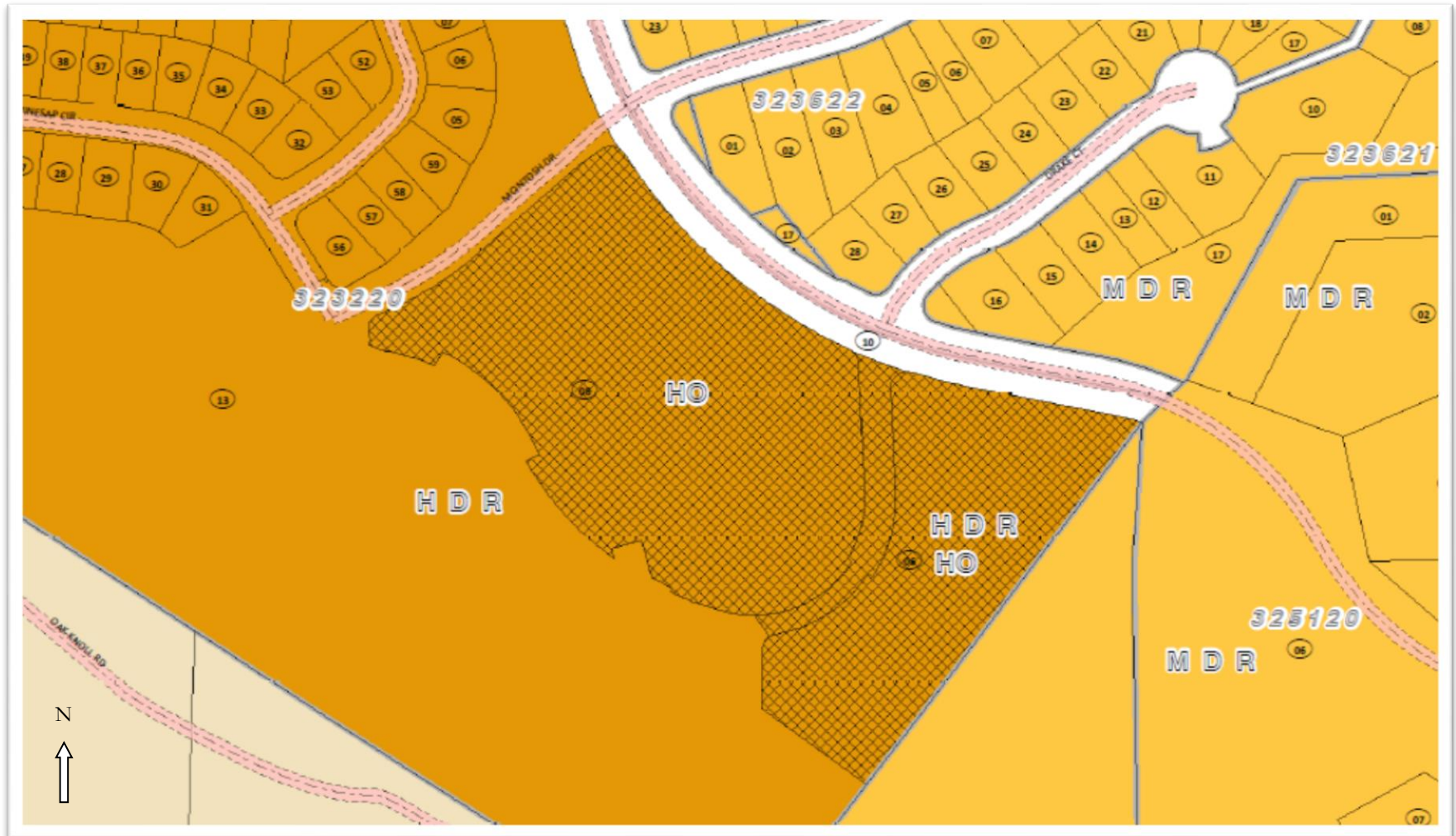
Figure 29: Site 11 – Middletown / Cold Springs Rd. / Placerville Dr. Location Map



**Exhibit B.**

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

C - 180



**Land Use Amendment**

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

