

FINDINGS

General Plan Amendment A14-0001/Rezone Z14-0001/Specific Plan Revision SP86-0002-R/ Planned Development Revision PD94-0004R-2/El Dorado Hills Apartments Planning Commission/June 26, 2014

1.0 CEQA FINDINGS

- 1.1 El Dorado County has considered the Subsequent Initial Study/Mitigated Negative Declaration together with the comments received during the public review process. The project will not have a significant effect on the environment with adherence to identified mitigation measures. The Mitigated Negative Declaration reflects the independent judgment of the County and has been adequately completed in compliance with CEQA for this project.
- 1.2 The Planning Commission finds that through application of feasible conditions and mitigation measures placed on the project, potential impacts on the environment have been eliminated or substantially mitigated. A mitigation monitoring and reporting program has been adopted to ensure implementation of mitigation measures.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Division-Planning Services at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 **General Plan (Land Use and Housing Element) Policies 2.1.1.2 (High Intensity Development in Community Region), 2.2.1.2 (Range of Land Uses), 2.1.1.3 (Mixed Use Development), 2.1.17 (Applicability to General Plan) 2.2.3.1.A (Residential Planned Development), 2.5.2.3 (Rezone), 2.2.5.7 (Zoning Consistency with General Plan) and HO-1.5 (High Density Development in Community Region)**

The project (including the proposed new General Plan policy) has been reviewed and verified for consistency with the specific policies identified involving the type of project and its compatibility within its environment. The project site is located within the Community Region of El Dorado Hills in an area where a specific plan (El Dorado Hills Specific Plan) has been adopted. This region of the county is where the high-intensity, self-sustaining, compact urban-type development or suburban-type development is anticipated to occur in an area where public infrastructure and services including schools (Buckeye Union School District (elementary) and El Dorado High School District), fire (El Dorado Hills Fire Department), police (County Sheriff), parks and recreation (El Dorado Hills Community Services District), and water and sewer (El Dorado Irrigation District) exist.

The El Dorado Hills Specific Plan provides for a range of residential types and density and variety of commercial uses. Specifically, the site is within the adopted Town Center East Development Plan (Village T of the El Dorado Hills Specific Plan) that consists of a range of commercial uses that provide opportunities for employment, shopping, and entertainment to the residents of El Dorado Hills. Though it exceeds the maximum density,

placing the project within the commercial area would promote the mixed-use development concept by concentrating various uses in proximity to public infrastructure and amenities and achieve efficiency and convenience.

The residential development has been designed to match and complement the existing architectural theme and features in the Town Center East. In addition to the amenities provided within the complex, future residents would have access to privately maintained infrastructure (private road and sidewalks) and on-site amenities (Town Center Lake and trails). The infrastructure and amenities connect to the other infrastructure (i.e., trails, sidewalks, road) outside of the TCE into neighboring residential and commercial development where other recreational, housing, and commercial opportunities exist.

2.2 General Plan (Public Services and Utility Element) Policies 5.1.2.1 (Adequacy of Public Services and Utilities), 5.2.1.2 (Adequacy of Water for Fire Protection), 5.2.1.6 (Infill Development), 5.3.1.1 and 5.3.1.7 (Connection to public wastewater), 5.4.1.1 (Storm Drainage), 5.6.2.1 (Energy Conserving Landscaping) 5.7.1.1 and 5.7.2.1 (Adequate Facilities for Fire Protection)

The project has been reviewed and verified for consistency with the specific policies involving timing of necessary infrastructure to serve the development. The apartment complex would receive public and sewer water provided by EID. The project would be required to connect to existing facilities adjacent to the project site.

As part of the project design, storm drainage and runoff infiltration from the project site would be addressed with implementation of Low Impact Development (LID). Specifically, landscape design techniques and measures such as managing rainfall by materials that infiltrate, filter, store, evaporate, and/or detain runoff as close to its source as possible shall be applied. The site is surrounded by existing network of storm drain piping and inlets, which lead into Town Center Lake. The project shall be conditioned to adhere and implement all applicable standards and Best Management Practices (BMP) as part of construction permit and plan, subject to review and approval by the Transportation Division.

The El Dorado Hills Fire Department has reviewed the project and provided recommendations for the implementation of fire protection measures and construction of necessary fire protection infrastructures, including fire hydrants, emergency access roads, and sprinklers. Enforcement and implementation of department conditions would ensure that the project is designed to allow for proper fire protection.

2.3 General Plan (Conservation and Open Space Element) Policy 7.4.1.6 (Habitat Loss)

Based on the results of database searches, known regional occurrences, and habitat present on the site, the only special-status species with the potential to occur on the project site are migratory birds protected under the Migratory Bird Treaty Act (MBTA). Mitigation measures applied as project conditions of approval shall require the applicant to monitor potential presence of these birds and their habitat. If construction activities occur during nesting season, the applicant shall conduct a necessary preconstruction survey and apply a protection buffer to minimize the potential impacts to the bird and its habitat.

2.4 **General Plan (Health, Safety and Noise Element) Policies 6.5.1.2 (Acoustical Analysis), 6.5.1.3 (Noise Mitigation Measures), 6.5.1.7 (Non-Transportation Sources), 6.5.1.8 (Noise Sensitive Uses), 6.5.1.9 (Transportation Sources)**

Potential noise impacts (both transportation and non-transportation sources) associated with project implementation were analyzed and determined to be less than significant. Standard building and construction materials that reduce impacts of noise will be utilized.

2.5 **General Plan (Transportation and Circulation Element) Policies TC-Xd (Level of Service), TC-Xf (Maintaining LOS), TC-Xg (Traffic Analysis), TC-Xh (Payment of Impact Fees), TC-4i (Trail Connectivity)**

A traffic impact analysis utilizing current standard protocols was prepared for the project and verified by the Transportation Division. Affected roadways have been determined to either have less than significant impact or impacts significant but reduced to less than significant impact subject to specific mitigation measures and conditions of approval.

Town Center East provides pedestrian and bicycle trails that connect to existing trails and sidewalks in the immediate area.

2.6 **General Plan (Air Quality Element Policies) Policies 6.7.7.1 and 6.7.6.2**

Air Quality and Greenhouse Gas impacts have been analyzed and determined to be less than significant with implementation of mitigation measures. Buildings designs would incorporate energy efficiency features, in accordance with the building code.

2.7 **General Plan (Economic Development Element) Policy 10.1.9.2**

This policy encourages specific plans and large planned developments in Community Regions and Rural Centers to include a broad mix of housing types that relate to local wage structure and achieve balance with existing and forecast resident household needs.

The apartment complex is anticipated to cater to future residents that cover a range of demographic, age, and income. In addition to housing opportunity, residents of the complex would have potential employment opportunities within the Town Center East or in the neighboring commercial endeavors.

3.0 SPECIFIC PLAN FINDINGS

The project includes amendment to specific policy text and development standards in the adopted El Dorado Hill Specific Plan. In particular, the Specific Plan provides for various types of residential uses within the plan area ranging from custom homes to attached homes. Although apartments were not identified as a type of the residential use and the proposed project density exceeds the maximum identified in the Specific Plan, the proposed project meets the goals of the Specific Plan including providing a “mix of residential dwellings that appeal to a range of householders...who seek a full-service community with opportunities

for shopping, leisure, and employment activity.” The amendment to the Specific Plan would incorporate the apartment complex in the Village T area of the Specific Plan where the Town Center East Development Plan was adopted. The additional dwelling units will not exceed the total quantity of units approved for the Specific Plan. Given the density, construction of the apartment complex within the TCE would be appropriate in an area where shopping, employment, and recreational opportunities are available.

4.0 ZONING FINDINGS

The project would amend specific development standards under the Multifamily Residential (RM) zone district. Specifically, the density standards would be amended to match the proposed density of 55 dwelling units per acre as part of the amendment to the General Plan, El Dorado Hills Specific Plan, and Town Center East Development Plan exclusively for this site. The amendments to development standards including minimum setbacks, maximum building height, and building coverage would be allowable under the provisions of Sections 17.02 and 17.04 (Planned Development) of the El Dorado County Zoning Ordinance. Staff has evaluated these amendments and finds that due to the project’s location within an intensely developed site that is supported by existing infrastructure and services the amended standards would be appropriate and suitable for this project.

5.0 PLANNED DEVELOPMENT FINDINGS

5.1 The Planned Development zone request is consistent with the General Plan.

The site is within the adopted El Dorado Hills Town Center East (TCE) Development Plan, which is a part of Village T of the adopted El Dorado Hills Specific Plan. The project would change the underlying zone (from General Commercial to Multifamily Residential) but would retain the Planned Development combining zone. The proposed revisions to the TCE Development Plan for the project are consistent with the General Plan.

5.2 The proposed development is designed to provide a desirable environment within its own boundaries.

The apartment complex has been designed with on-site amenities for use by future residents including a swimming pool, bocce court, and on-site parking within the 5-story parking garage. Ornamental landscaping, on-site lighting, and perimeter fencing provides aesthetic value consistent with the TCE.

5.3 Any exceptions to the standard requirements of the zone regulations are justified by the design or existing topography.

Implementation of the project requires revision to the existing TCE Development Standards including minimum building setbacks and maximum building height to accommodate the proposed residential density. The revised standards are justified by the design of the project.

5.4 **The site is physically suited for the proposed uses.**

The site is physically suited for the apartment complex. The site has been previously disturbed and graded as part of the development within the TCE. As a result of the development in the TCE, the project site has direct access to roads, water, sewer, drainage utility infrastructure.

5.5 **Adequate services are available for the proposed uses, including, but not limited to, water supply, sewage disposal, roads and utilities.**

All required utilities are available for the proposed uses, including, but not limited to, water, sewer, roads, and electrical utilities.

5.6 **The proposed uses do not significantly detract from the natural land and scenic values of the site.**

There are no existing natural or scenic values on the site. The site is one of the remaining vacant sites within the commercial development in the TCE. Given the existing built environment surrounding the site, construction of the apartment complex would blend with the existing development in the TCE.