

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: June 22, 2017

Staff: Evan Mattes

PLANNED DEVELOPMENT

FILE NUMBER: PD17-0002/Diamond Springs Village Apartments

APPLICANT/OWNER: Sergei Oleshko

ENGINEER: Jerry Beck

REQUEST: Planned Development Permit for the construction of ten multi-unit residential buildings and one community building totaling 81 multifamily residential units including one on-site manager unit.

LOCATION: South side of Black Rice Road, approximately 1000 feet west of the intersection with Highway 49, in the Diamond Springs area, Supervisorial District 3 (Exhibit A).

APN: 051-461-59 (Exhibit B)

ACREAGE: 10.7 acres

GENERAL PLAN: Multifamily Residential (MFR) & Medium Density Residential (MDR) (Exhibit C)

ZONING: Multi-unit Residential (RM) & Residential Estate 5-Acres (RE-5) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration (Exhibit N)

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and

3. Approve Planned Development PD17-0002, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Planned Development would allow for the construction of ten multifamily residential buildings consisting of a total 80 residential units as well as a community building with one on-site manager unit. The proposed buildings would be two stories and would range in size from 3,667 square feet to 36,880 square feet. The cumulative square footage would be 78,401 square feet. The project is proposed on a split zoned 10.7 acre site, of which 7.3 acres is zoned Multi-unit Residential (RM) with a Multifamily Residential (MFR) land use designation. The remaining 3.4 acres zoned Residential Estate Five-Acres (RE-5), with a Medium Density Residential (MDR) land use designation. The proposed project would occur only within the RM zoned section of the parcel. Staff has determined that the proposed project is consistent with the MFR land use designation and the RM zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

ANALYSIS:

Site Description: The project site is vacant and consists of 10.7 acres and is located at approximately 1,700 feet above mean sea level (Exhibit E). The primary on-site biological communities include oak woodlands, annual grasses and shrubs. The site is surrounded to the east, west and south by multi-unit residential developments, similar to the proposed project. Large lot single-family residences exist north of the project site across Black Rice Road. The project is traversed by two roads, Deuce Drive and Service Way.

Project Description: The Planned Development would construct ten multifamily residential buildings consisting of a total 80 residential units as well as a community building with one on-site manager unit. Facilities included within the community building include, a laundry room, an art room, a community room, two bathrooms and a food prep area. Additionally, two playgrounds would be constructed with this project. The project would occur on a 7.3 acre portion of a 10.7 acre site, with five 4,733 sf buildings, two 6,056 sf buildings, two 3,697 sf buildings, one 6,056 sf building and one 3,841 community building, with a cumulative building impact of 78,401 square feet. All buildings would be 33 feet tall. The project would provide 182 parking spaces, of which 61 would be covered, seven would be compact and 12 would be accessible parking. Two playgrounds, one in the north and one in the south of the project site, would be constructed as part of the project. On-site landscaping would include planting of (Exhibit H) Interior Live Oak (*Quercus wislizeni*), Red Maple (*Acer rebrum*), and various fruit trees (*Cercis canadensis*) along with drought tolerant shrubs and grasses. There will be two lawn areas for the project and two non-illuminated signs. Three trash areas will serve the project.

Two existing roads, Deuce Drive and Service Way, traverse the property. The project would require road improvements both on-site and off-site, such as installation of sidewalks and improvements to existing intersections. The resulting project would require connection into an

existing El Dorado Irrigation District's (EID) water and sewage system. The parcels would be accessed from Deuce Drive and Service Way, an existing privately-maintained road (Exhibit F).

Modified Development Standards: The project is allowed modified development standards as a planned development and an affordable housing development subject to Section 130.31.020.C.1 of the Zoning Ordinance. The project has been designed with access coming from internal roads and drive aisles, which all buildings front. The project would have a setback of 15 feet on all sides of the Multi-unit Residential (RM) portion of the property. Table 130.16.070.1a of the Zoning Ordinance identifies sign standards for Multi-unit Residential (RM) zoned properties within Community Regions. The project is proposing two, six foot high and eight feet wide signs, in excess of the one 12 square foot sign typically allowed within the RM zone.

Affordable Housing: On February 14, 2017, the El Dorado County Board of Supervisors awarded the developer a Traffic Impact Mitigation Fee Offset for Affordable Housing (Board Policy B-14) for a 80 unit multifamily development (Exhibit M). The offset is in the amount of up to \$1,463,200, which represents the entirety of the TIM Fee for the applicable TIM fee zone. This offset is contingent upon a Rent Limitation Agreement and a Residential Anti-Displacement Agreement, which would restrict 80 residential units for 55 years, for very-low and low-income tenants, earning 50 percent to 80 percent of Area Median Income.

Circulation: The proposed design review is subject to the June 7, 2016 voter-approved ballot Measure E because it results in residential development project of five or more units. The County Long-Range Planning Division (LRP) reviewed the project and approved the subsequent Transportation Impact Study.

This planned development request is consistent with Measure E, specifically General Plan Policies TC-Xa, TC-Xe, TC-Xf, and TC-Xg. The project would "worsen" traffic at two intersections, Racquet Way/Pleasant Valley Way and China Garden Road, as defined by General Plan Policy TC-Xe by increasing peak traffic by two percent, creating an increase of 10 peak hour trips, or creating an increase of 100 average daily trips.

The project will connect Forest Hill Drive to Black Rice, which will be improved, to offset the impacts to the Racquet Way/Pleasant Valley Way intersection as seen in Mitigation Measure TR-1. Access from the eastbound and westbound approaches of Missouri Flat Road to China Garden Road will be restricted to left-in, right-in/right-out only as described in Mitigation Measure TR-2.

The impacts to these two intersections were analyzed in the Transportation Impact Study (Exhibit K) and mitigated properly according to the Initial Study Mitigated Negative Declaration (Exhibit N) and the Conditions of Approval.

Consistency: As discussed in the Findings, staff has determined that the proposed project, as conditioned, is consistent with the Multifamily Residential (MFR) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions of the Multi-Unit Residential (RM) zone and other Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW:

Staff has prepared an Initial Study (Exhibit N). Staff has determined that there is no substantial evidence that the proposed project would have a significant effect on the environment, therefore a Mitigated Negative Declaration has been prepared and a Notice of Determination (NOD) will be filed. A \$50.00 filing fee for the NOD is required and the NOD must be filed within five working days from the project approval.

The filing of the NOD begins the statute of limitations time period for when litigation may be filed against the County's action on the project. If the NOD is filed the statute of limitations ends 30 days from its filing. If no NOD is filed, it ends 180 days from the date of final action by the County.

In accordance with California Fish and Wildlife Code Section 711.4, the project is subject to a fee of \$2,210.25 after approval, but prior to the County filing the Notice of Determination of the project. This fee plus the \$50.00 filing fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$2,210.25 is forwarded to the State Department of Fish and Wildlife and is used to help defray the cost managing and protecting the State's fish and wildlife resources.

SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessors Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Aerial Map
Exhibit F.....	Site Plan, Floor Plans and Elevations
Exhibit G.....	Preliminary Grading and Drainage Plan
Exhibit H.....	Landscaping Plan
Exhibit I.....	Photometric Study and Fixtures
Exhibit J.....	Diamond Springs Fire Department Conditions
Exhibit K.....	Transportation Impact Study
Exhibit L.....	Diamond Springs El Dorado CAC Minutes
Exhibit M.....	TIM Fee Offset Award Letter
Exhibit N.....	Proposed Mitigated Negative Declaration and Initial Study