



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT**

INTEROFFICE MEMORANDUM

Date: May 19, 2017

To: Board of Supervisors Agenda Date: May 23, 2017

From: Rob Peters, Associate Planner

Subject: **TM14-1518-F/Cameron Glen Estates Phase 5 Final Map; Condition of Approval Number 64 Conformance**

The purpose of this memorandum is to provide the Board of Supervisors updated information regarding the referenced project's conformance with Condition of Approval (COA) Number 64. The applicant had proposed to utilize the Traffic Impact Mitigation (TIM) Fee Offset program for projects with affordable housing. On February 12, 2017, the Board of Supervisors approved a TIM Fee Offset for 50% of the TIM Fee amount for Zone 2 for all 15 units. However, the applicant has since decided not to utilize the TIM Fee Offset program and would create 15 market-rate units. Therefore, the response provided for COA Number 64 in Exhibit E of Attachment 2D (Verification of Final Map Conformance with Conditions of Approval) of Legistar Item 15-0808 must be revised. Below are the proposed revisions to the verification response to COA Number 64 in underline for additions and ~~striketrough~~ for deletions format:

CAO-Economic Development Division-Housing Services

64. Should the project be approved with a portion of the units to be set aside as affordable, HCED staff would work with the applicant to identify any potential funding opportunities to assist in the development of the affordable units. For example, should the applicant wish to set aside 20 percent of the units as affordable, the project may be eligible for the County's TIM Fee Offset Program, reducing the cost of TIM fees on the affordable units in addition to receiving priority fast track processing for the review process. A complete list of funding opportunities along with incentives for including affordable units is obtainable by contacting the Housing, Community and Economic Development Programs at 530-621-5159. An affordable housing plan and agreement is required should affordable units become a condition of the project.

Staff Verification: Consistent. ~~The Board of Supervisors approved an award through the County's Traffic Impact Mitigation (TIM) Fee Offset Program for Developments with Affordable Housing (Board Policy B-14) to restrict the 15 single family units for 20 years for moderate income homeowners. On February 13, 2017, the Board of Supervisors approved a recommendation for a TIM Fee Offset for 50% of the TIM Fee amount for Zone 2 for all 15 units demonstrating compliance with this condition. The project will not utilize the County's Traffic Impact Mitigation (TIM) Fee Offset Program for affordable housing for the development. Since Condition of Approval Number 64 is optional, the project to create 15 market-rate units is in compliance with this condition.~~