



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

<http://www.planning.building@edcgov.us>

PLACERVILLE OFFICE:
2850 Fairlane Court, Placerville, CA 95667
BUILDING
(530) 621-5315 / (530) 622-1708 Fax
bdgdept@edcgov.us
PLANNING
(530) 621-5355 / (530) 642-0508 Fax
planning@edcgov.us

LAKE TAHOE OFFICE:
924 B Emerald Bay Rd.
South Lake Tahoe, CA 96150
(530) 573-3330
(530) 542-9082 Fax

TO: Board of Supervisors Agenda Date: February 13, 2018

FROM: Mel Pabalinas, Principal Planner

DATE: February 12, 2018

RE: **Additional Documents for El Dorado Hills Apartments
(A16-0001/Z16-0004/SP86-0002-R-3/PD94-0004-R-3)**

Staff is providing the information below as a follow-up to some of the discussions from the January 11, 2018 Planning Commission public hearing on the El Dorado Hills Apartments project.

1. **Revisions to Mitigation Measure C-TRA-2, Mitigation Monitoring Reporting Program (MMRP), and CEQA Findings**

As discussed at the Planning Commission hearing Mitigation Measure C TRA-2 has been revised to reflect the appropriate implementation timing for the installation of the traffic signal at the intersection of Post Street and Town Center Blvd in the El Dorado Hills Town Center. These textual changes (shown below; added texts shown with underline and omitted texts shown with strikethroughs) have also been reflected in the revised Mitigation Monitoring Reporting Program (MMRP) (Attachment 1) and CEQA Findings (Attachment 2).

Mitigation Measure C-TRA-2: The project applicant shall be responsible for ensuring that a traffic signal is installed at the private intersection of Post Street and Town Center Boulevard, and that a funding mechanism is created for maintenance of that signal. ~~Peak hour intersection signal warrant analysis will be performed, consistent with the methodologies presented in the County's Transportation Impact Study Guidelines, at 24 month intervals and provided to the County, and~~ The signal will be installed before the building department issues a certificate of occupancy for the Project when the intersection operations reach LOS F and applicable traffic signal warrants are satisfied. The new traffic signal will be interconnected or subordinate to the traffic signal at Latrobe Road/El Dorado Hills Boulevard, subject to an encroachment permit and agreement. Prior to issuance of a grading permit for project construction, the project applicant shall demonstrate to the County's satisfaction that it has obtained legally binding authority to assure implementation of this mitigation

measure, via an agreement with the owner of the right-of-way encompassing the Post Street/Town Center Boulevard intersection or otherwise.

2. **Fiscal Impact Analysis**

Though not a requirement of the project application, the applicant has prepared and provided the attached Fiscal Impact Analysis detailing the projected revenue associated with the development of the apartment complex (Attachment 3). As this analysis is informational only, the document has not been formally verified and approved for conformance with County Fiscal Impact Analysis standards by County staff.

3. **Post-Planning Commission Meeting Documents**

A. Clarification on the Proposed On-site Parking for El Dorado Hills Apartments

Attachment 4 details the breakdown of the proposed on-site parking serving the apartment complex. This information has been provided in response to inquiries received at the Planning Commission meeting. In accordance with County Code, the apartment complex is sufficiently parked with a total of 425 spaces consisting of 414 car stalls and 11 motorcycle stalls.

B. Response to Public Comments

Attachment 5 details the responses to specific written public comments received at the Planning Commission hearing. These comments were from the El Dorado Hills Area Planning Advisory Committee (APAC), Save Our County (SOC), and Citizens for Sensible Development (CSD) and the corresponding responses have been prepared by Impact Sciences, CEQA consultant for the project, in coordination with staff.

C. Additional Condition of Approval- Designated Open Space Area

In response to public comments received during the Planning Commission hearing concerning the open space area north of the apartment complex, staff recommends the addition of a condition of approval below, which identifies the limited use and restriction of the open space area. This new Planning Services condition will be designated as new Condition of Approval No. 13.

13. Provision of Public Open Space. In addition to provision of common open space pursuant to the requirements of the revised Town Center East Development Plan development standards, at least 0.47 acres of the site that are bounded on two sides by Vine Street and Mercedes Lane shall be set aside as open space accessible to the general public for passive recreational uses, subject to reasonable restrictions and conditions of public access to ensure the safety of the public and site residents, as determined by the Property Owner. Dedication of this publicly-accessible open space area to a public entity shall not be required.

D. Additional Condition of Approval- ITS Program Fee Payment

During deliberations with the Planning Commission, the Department of Transportation (DOT) staff and the applicant discussed the possibility of the project participating in the County's Intelligent Transportation Systems (ITS) Master Plan Program. Though the program is yet to be adopted, the applicant has expressed interest in contributing the project's fair share payment into the program, subject to an additional recommended condition of approval below. This condition of approval would be implemented by DOT and designated as new Condition of Approval No.17. (Project-Specific Conditions)

Condition of Approval No.17 ITS Program Fee Payment. The project applicant shall pay a fee of \$ 173,441.00 to the El Dorado County Department of Transportation's Intelligent Transportation Systems Master Plan Program ("ITS Program"). Payment shall be made by the applicant prior to issuance of a Certificate of Occupancy for the Project. If, at that time, the County has not yet adopted and implemented the ITS Program as part of a mandatory fee program applicable in part to multi-family residential development projects, funds received from the applicant shall be held in a special revenue fund until such time as the County has adopted and implemented the ITS Program, at which time the funds shall be transferred into the ITS Program account. The project applicant has voluntarily agreed to pay the above-described fee, notwithstanding that the ITS Program has not yet been adopted and implemented by the County. The project applicant and County have agreed that (1) there is a reasonable relationship/nexus between the proposed ITS Program and the project, and (2) if the ITS Program were currently in effect, the County could require the project applicant to pay the above-described fee as its fair-share payment into the Program for project-related impacts to the County's transportation system that will be mitigated by implementation of the ITS Program. Additionally, the applicant is hereby notified, in accordance with Government Code section 66020, that the 90-day period within which to protest the imposition of this condition shall commence upon the date of the Board of Supervisors' approval of the Project.

Attachments To Staff Memo:

1. Revised Mitigation Monitoring Reporting Program (MMRP)
2. Revised CEQA Findings
3. Fiscal Impact Analysis for El Dorado Hills Apartments
4. Parking Requirement Clarification
5. Public Comment Letters and Corresponding Responses