



# COMMUNITY DEVELOPMENT SERVICES *2 pages*

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TO: Planning Commission Agenda of: June 28, 2018

FROM: Evan Mattes, Assistant Planner Item No.: 5

DATE: June 27, 2018

RE: Public Comments Received; PD17-0002/Diamond Springs Village Apartments

Discussion:

As of Wednesday June 27, 2018, Planning Staff has received six written public comments regarding PD17-0002 Diamond Springs Village Apartments a Planned Development proposing new affordable housing apartments. Of the six public comments received two comments were in support of the project, while four comments were opposed. The two positive public comments focused on how affordable housing will not lower property values, will not lead to an increase in crime and that those qualifying for affordable housing are typically already members of the community.

The four public comments that were opposed to the project focused on impacts to traffic, noise and parking, worries that the project would attract ex-convicts, and questions about the prepared initial study.

The project has been analyzed by Long Range Planning and the Transportation Department which determined that the project would not significantly impact traffic during the peak hour with mitigation incorporated. Noise associated with project is expected to be consistent with multi-residential family uses and would be less than significant. Parking is analyzed by the impact of the project. The project has adequate parking, proposing 184 parking spaces compared to the 174 parking spaces required. Planning Services does not differentiate between peoples in the analysis for a Planned Development, additionally background checks are required through the State to qualify for affordable housing.

Concerns about the initial study focused on the analysis of architectural coatings, biological resources, riparian habitat, land use consistency, population increase, and impact to police services. Impacts to air quality has been addressed and brought to a less than significant level through Mitigation Measure AIR-1. A biological study was prepared for the project by a qualified professional, which identified potential habitat for several species of plant, however the plant species were not observed during the biological survey and were considered to be unlikely to be found on the parcel. Impacts to oak trees and potential impacts to nesting birds have been mitigated to less than a significant impact with the incorporation of Mitigation Measure BIO-1 and BIO-3. A small emergent wetland was identified on the property. Impacts to the wetland

have been mitigated to less than significant with incorporation of Mitigation Measure BIO-2. The property has a General Plan Land Use Designation of Multifamily Residential, which is consistent with the approved uses within that land use designation. The initial study identifies that the project could increase the population by up to 186.3 persons which is less than 403 persons allowed through the General Plan for Multifamily Residential properties. The project was sent to the El Dorado County Sheriff's Department for review per General Plan Policy 5.7.3.1 and is not anticipated to increase the population to where police facilities are significantly impacted.

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