



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

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

NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Building C Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **December 14, 2017, at 8:30 a.m.**, to consider **General Plan Amendment A16-0001/Rezone Z16-0004/Specific Plan Revision SP86-0002-R-3/Planned Development Revision PD94-0004-R-3/El Dorado Hills Apartments** submitted by THE SPANOS CORPORATION to request the following: (1) General Plan Amendment adding a new policy under Objective 2.2.6 (Site Specific Policy Section) increasing the maximum residential density allowed in the General Plan from 24 dwelling units/acre to a maximum of 47 dwelling units/acre for the 4.565-acre site within the Town Center East Planned Development area identified as Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62; (2) El Dorado Hills Specific Plan Amendment incorporating multifamily residential use, density, and related standards for the apartment project. The project site would be designated as "Urban Infill Residential" within the Village T area of the El Dorado Hills Specific Plan; (3) Rezone of project site from General Commercial-Planned Development (CG-PD) to Multifamily Residential-Planned Development (RM-PD) and revisions to the Multifamily Residential zone district development standards applicable to the proposed 214-unit apartment complex; and (4) Revisions to the approved Town Center East Development Plan incorporating multifamily residential use, density, and related design and development standards for the proposed 214-unit apartment complex within Planning Area 2 of the Town Center East Development Plan. The proposed apartment complex would be contained in two 4-story, 60-foot-tall buildings and a 5-level, 60-foot-tall parking garage and other on-site amenities. The property, identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62, consisting of 4.56 acres, is located on the northwest corner of Town Center Blvd. and Vine Street, within the Town Center East Planned Commercial Center, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Mel Pabalinas) (Environmental Impact Report prepared, State Clearinghouse No. 201704217)

Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

COUNTY OF EL DORADO PLANNING COMMISSION
ROGER TROUT, Executive Secretary
November 13, 2017