



# PLANNING AND BUILDING DEPARTMENT

## PLANNING SERVICES DIVISION

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

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## 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 **October 24, 2019, at 8:30 a.m.**, to consider **Rezone Z16-0002/Planned Development PD16-0001/Tentative Subdivision Map TM16-1528/Vineyards at El Dorado Hills** submitted by OMNI FINANCIAL, LLC to request the following: (1) Rezone (Z16-0002) to apply the Planned Development Combining Zone to the existing underlying zoning of Estate Residential, Five-acre resulting in zoning of Estate Residential, Five-acre-Planned Development; (2) Planned Development (PD16-0001) establishing a Development Plan to allow efficient use of the land and flexibility of development under the proposed Vineyards at El Dorado Hills Project tentative subdivision map, including modifications to select Estate Residential, Five-acre zone development standards including lot size and setbacks, a Density Bonus in the amount of 19 base units, and gated private roads; (3) Phased Tentative Subdivision Map (TM16-1528) creating a total of 42 single family residential lots ranging in size from 43,560 to 46,562 square feet over four phases, which could result in four large lots, one 6.22-acre roadway lot and five open space lots totaling 65.58 acres; and (4) Design Waiver to revise the 101C road easement width standard from 50 feet to 30 feet. The property, identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, is located north of Malcom Dixon Road, in the area east of Salmon Falls Road and west of Arroyo Vista Way, in the Rural Region in the El Dorado Hills area, Supervisorial District 4. (County Planner: Evan Mattes, 530-621-5994) (Environmental Impact Report prepared; State Clearinghouse No. 2017102026)

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](mailto: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  
TIFFANY SCHMID, Executive Secretary  
September 27, 2019