



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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 Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on December 17, 2019, at 2:00 p.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)

The Planning Commission has recommended approval of these applications based on the Findings and Conditions of Approval on file in Planning Services of the Planning and Building Department.

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us. 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 Board at, or prior to, the public hearing. Any questions regarding this project 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.

COUNTY OF EL DORADO PLANNING COMMISSION

TIFFANY SCHMID, Executive Secretary

November 27, 2019