



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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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 **December 8, 2016**, at **8:30 a.m.**, to consider **Rezone Z16-0007/Planned Development PD16-0002/Parcel Map P16-0004/El Dorado Hills Business Park Parcel Map** submitted by LBA REALTY FUND III, COMPANY II, LLC for the following: 1) Rezone from Research and Development-Design Review-Community (R&D-DC) to Research and Development-Planned Development (R&D-PD) on the subject parcel (Rezone Z16-0007); 2) Allow an increase in Floor-Area Ratio from 0.5 to 1.3 (Planned Development PD16-0002); and 3) Create four parcels ranging in size from 1.4, 1.5, 1.4, and 17.5 acres (Parcel Map P16-0002). The property, identified by Assessor's Parcel Number 117-010-15, consisting of 21.94 acres, is located on the south side of Investment Boulevard, southwest of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 2. [County Planner: Jennifer Franich] (Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)**

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 Community Development Agency, Development Services Division-Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above-referenced section, and it is not subject to any further environmental review.

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 9, 2016