



# El Dorado Hills Apartments

Applicant: The Spanos Corporation

File Nos. A16-0001/SP86-0002-R2/Z16-0001/PD94-0004-R3

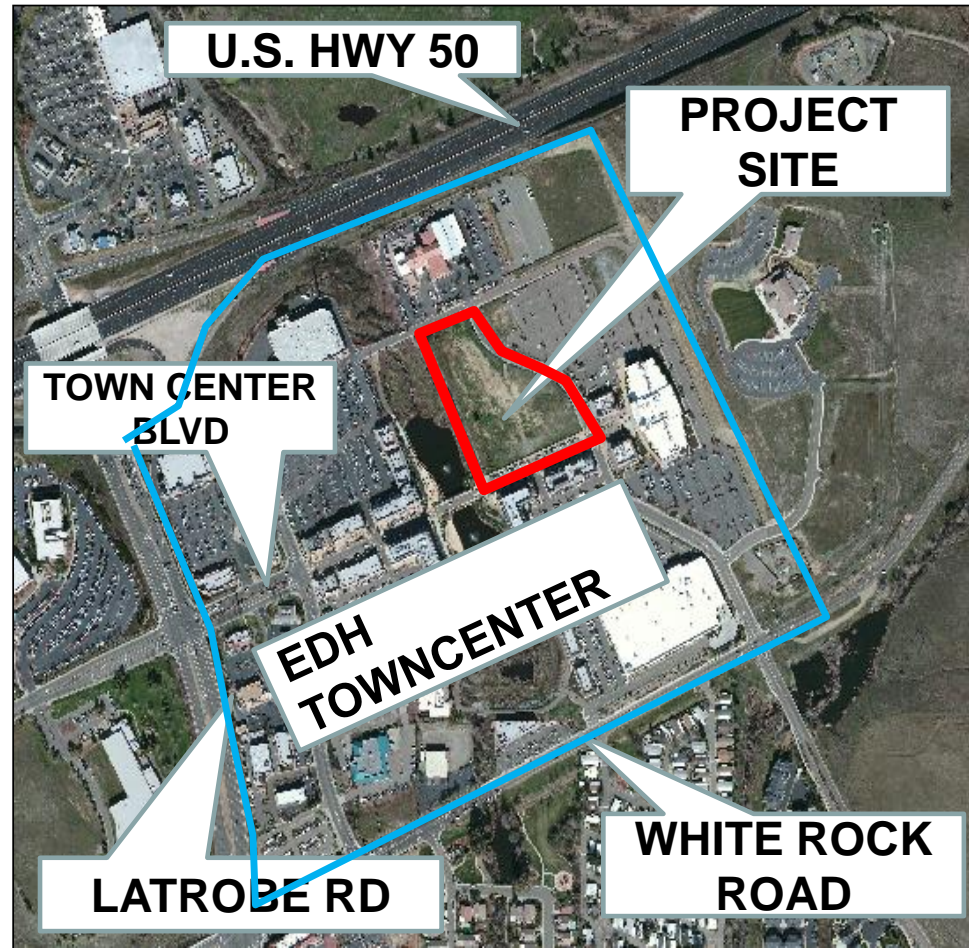


January 11, 2018  
Planning Commission Hearing



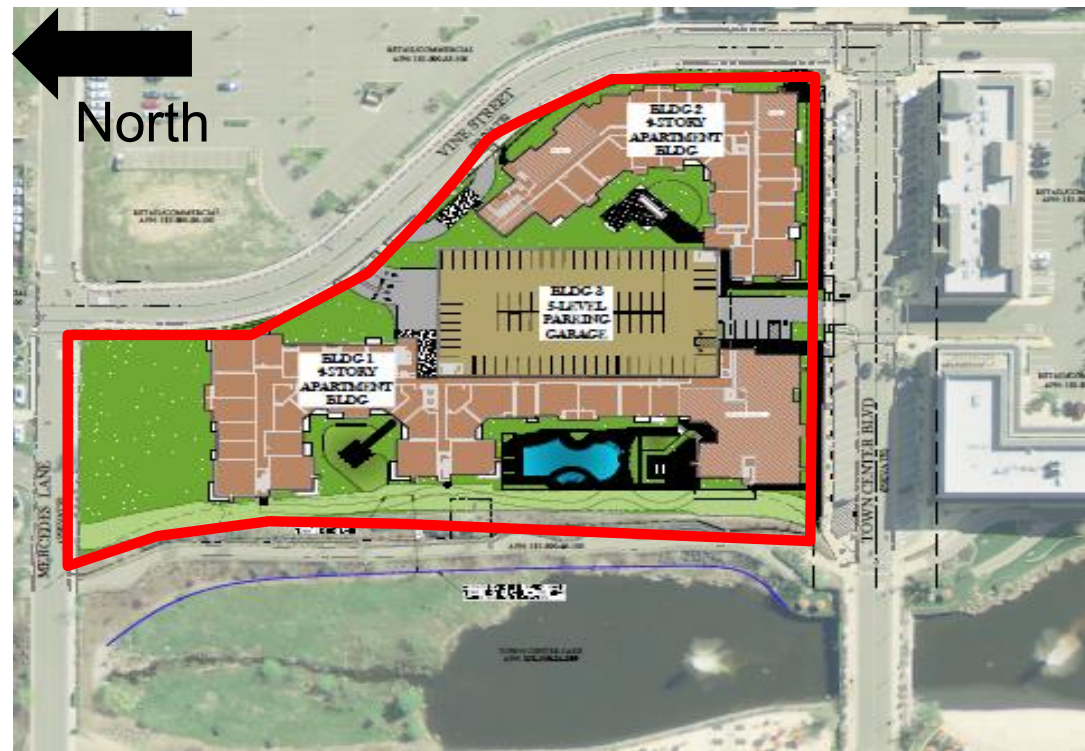
## Project Summary

- El Dorado Hills (Town Center Planned Development)
- Vacant; 4.56 acres in size
- Commercial land use designation
- Surrounded by existing commercial uses



## Project Summary

- Proposed Development: 214-unit apartment complex within the El Dorado Hills Town Center



## Project Summary

- Market-rate apartment complex
- Units size range: 576 square feet to 1,195 square feet; 114 studio/1-bedroom unit and 100 2-bedroom units



② CORNER OF TOWN CENTER & VINE  
13'x13'



① TOWN CENTER BLVD ELEVATION  
13'x13'



## Project Summary

- Maximum height of 60 feet, 4-story apartment buildings
- Maximum height of 60 feet, 5-level parking structure
- On-site amenities
- Architectural theme and design to match existing TCE



3 VINE ST. TRADE



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## Project Summary

- Entitlements:
  - General Plan Amendment
  - Amendment to El Dorado Hills Specific Plan
  - Rezone
  - Revisions to El Dorado Hills Town Center East Planned Development



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# Environmental Impact Report (EIR) Process and Findings Summary



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## EIR Process

- Notice of Preparation
  - Scoping Period: April 7, 2017 to May 8, 2017
  - Scoping Meeting: April 25, 2017
- Draft EIR
  - Review Period: June 30, 2017 to August 30, 2017
  - Public Workshop: August 10, 2017
- Final EIR
  - Published December 6, 2017





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# Environmental Review

Topics addressed in the EIR:

- Air Quality
- Biological Resources
- Cultural Resources, including Tribal Cultural Resources
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Public Services, including Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Energy
- Alternatives



# Potentially Significant Impacts and Mitigation Measures

## Impacts

- Construction emissions
- Operational emissions
- Naturally-occurring asbestos
- Nesting birds (construction noise)
- Unknown archaeological resources

## Mitigation

- Implement El Dorado County Air Quality Management District measures for construction equipment emissions and fugitive dust.
- Implement sustainable design features (e.g., exceed Title 24 by 10 percent, install high efficiency lighting, install energy efficient appliances, etc.).
- Prepare Asbestos Hazard Dust Mitigation Plan.
- Conduct pre-construction bird survey; establish exclusion zones if nests are present.
- Provide pre-construction briefing to construction personnel; retain professional archaeologist on-call; provide for tribal monitor; evaluate and recommend mitigation if resources are uncovered.



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# Potentially Significant Impacts and Mitigation Measures (Cont.)

## Impacts

- Unknown human remains
- Wastewater conveyance

## Mitigation

- Comply with applicable state laws if human remains are uncovered; notify County Coroner and Native American descendants.
- Pay fair-share fees toward planned improvement for the El Dorado Hills Boulevard trunk sewer line and associated connection costs.



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# Non-CEQA Impacts and Voluntary Mitigation

## Impact

- Private intersection of Post Street and Town Center Boulevard both under Short-Term (2027) and Long-Term (2035) plus Project Conditions

## Mitigation

- Project applicant shall be responsible for ensuring that a traffic signal is installed and that a funding mechanism is created for maintenance of that signal.
- Signal shall be installed when intersection operations reach LOS F and applicable traffic signal warrants are satisfied.

## Please Note:

- Intersection would operate at an unacceptable LOS F under Long-Term (2035) conditions, with or without the project.
- Mitigation of this impact cannot be required by the County. However, project applicant has volunteered to implement mitigation.



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# Non-CEQA Impacts and Voluntary Mitigation (Cont.)

## Impact

- Traffic impact at El Dorado Hills Boulevard/Saratoga Way/Park Drive intersection under near-term (2027) plus project conditions

## Mitigation

- Pay Traffic Improvement Mitigation fees to County prior to issuance of building permit(s).

## Please Note:

- Mitigation of this impact no longer required, due to Court ruling on Measure E. However, project applicant has volunteered to implement mitigation.



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# Alternatives

The Draft EIR evaluated three alternatives:

- Alternative 1: No Project/No Development Alternative
  - No grading or new construction would occur on the project site; site would remain vacant.
  - All potentially significant impacts avoided.
  - Would not achieve any project objectives.
  
- Alternative 2: No Project/Existing Zoning
  - Seven commercial buildings providing a total of 74,350 square feet of commercial space.
  - Increase potentially significant impacts related to traffic.
  - Decrease potentially significant impacts related to air quality, GHG emissions, noise, public services, utilities and service systems, and energy.
  - Would not achieve many project objectives.
  
- Alternative 3: Reduced Density
  - Reduce number of residential units by approximately 50 percent to 108 units.
  - Decrease potentially significant impacts related to air quality, GHG emissions, noise, public services, utilities and service systems, transportation and traffic, and energy.
  - Would meet many project objectives.
  - Would not create a residential development that maximizes density with accessibility to alternate transportation modes.



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## Alternatives (Cont.)

The Draft EIR considered but rejected two alternatives:

- Alternative Site
  - An alternative site east of Vine Street between Rossmore Lane and White Rock Road was considered.
  - Determined infeasible given that neither the County or the applicant owns or controls the property and thus would be speculative.
  - Would result in similar impacts with respect to construction and operational air quality, cultural resources, and wastewater conveyance.
  
- Mixed-use Alternative
  - Ground floor retail with residential above.
  - Determined infeasible as the retail component would generate more vehicle trips than the residential component that it would replace, thus resulting in greater traffic impacts and an increase in air quality and greenhouse gas emission impacts.



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# Public Comments

- State Agencies:
  - Governor's Office of Planning and Research
  - California Department of Transportation
- Local Agencies
  - County of El Dorado Air Quality Management District
- Organizations
  - El Dorado Hills Area Planning Advisory Committee
  - Save Our County and Citizens for Sensible Development in El Dorado Hills
- 17 Individuals





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## Revisions to the Draft EIR

- Updated figures in the Project Description to reflect latest design.
- Revised text in the Traffic Section to comply with the El Dorado Superior Court's ruling on the constitutionality of Measure E.
- Updated long-term cumulative traffic impacts to include the proposed John Adams Academy and Montano de El Dorado Phase II commercial projects.



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## Comments and Responses

- Several comments received concerned the following issues:
  - Impact on existing and future traffic conditions both within and outside the TCE area
  - Consistency with applicable land use plans
  - Increase in density
  - Impact on County's jobs-to-housing ratio
  - Socio-economic impacts



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# Mitigation Monitoring Program

- Identifies for each mitigation measure:
  - Party responsible for ensuring implementation
  - Timing of implementation
  - Party responsible for verifying compliance with mitigation



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## Analysis

- Supported by the policies of the General Plan and El Dorado Hills Specific Plan; Consistent with Zoning Ordinance
- Environmental Impact Report prepared; Mitigation Measures identified and recommended
- Recommended Conditions of Approval applied to ensure orderly and safe implementation of the project



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## Recommendations

- Certification of the Environmental Impact Report
- Adoption of the Mitigation Monitoring Reporting Program (MMRP)
- Approval of General Plan Amendment A16-0001
- Approval of Amendments to the El Dorado Hills Specific Plan SP86-0002-R-3
- Approval of Rezone Z16-0001
- Approval Revisions to the El Dorado Hills Town Center East Development Plan PD94-0002-R-3



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**End of Presentation**

