

SUBSEQUENT MITIGATED NEGATIVE DECLARATION

FILE: A14-0001, SP86-0002-R, Z14-0001, PD94-0004R-2

PROJECT NAME: El Dorado Hills Apartments

NAME OF APPLICANT: Alexandros Economou, Spanos Corporation

ASSESSOR'S PARCEL NOS.: 121-290-60, -61, -62

SECTION: 11 T: 9N R: 8E

LOCATION: The property is located on the northwest corner of Town Center Blvd and Vine Street within the Town Center East Commercial Center in El Dorado Hills.

GENERAL PLAN AMENDMENT: 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 55 dwelling units/acre for the 4.565 acre site within the Town Center East Planned Development area identified as APNs 121-290-60, -61, -62;

REZONING: FROM: General Commercial-Planned Development (CG-PD) **TO:** Multifamily Residential-Planned Development (RM-PD) and revisions to the RM-zone district development standards applicable to the proposed 250-unit apartment complex; and

TENTATIVE PARCEL MAP **SUBDIVISION TO SPLIT** **ACRES INTO** **LOTS**
SUBDIVISION (NAME):

SPECIAL USE PERMIT TO ALLOW:

OTHER:

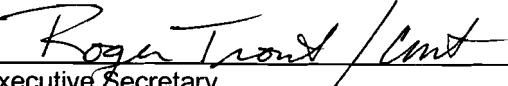
1. El Dorado Hills Specific Plan Amendment incorporating multifamily residential use, density, and related standards for the project site. Subject site would be designated as "Urban Infill Residential" within the Village T area of the El Dorado Hills Specific Plan;
2. Revision to the approved Town Center East Development Plan incorporating multifamily residential use, density, and related design and development standards for the proposed 250-unit apartment complex within Planning Area 2 of the Town Center East Development Plan. The proposed apartment complex would be contained in a 60-foot-tall (up to a maximum of five stories) apartment building and a 5-tier, 60-foot tall parking structure and other amenities.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

- NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**
- MITIGATIONS HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**
- OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this SUBSEQUENT MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this subsequent Mitigated Negative Declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Subsequent Mitigated Negative Declaration was adopted by the Board of Supervisors on December 2, 2014.



Executive Secretary