



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE EL DORADO HILLS APARTMENTS PROJECT (State Clearinghouse No. 2017042017)

**Date:** June 30, 2017  
**To:** Interested Agencies and Individuals  
**From:** Community Development Services Planning and Building Department

The Community Development Services Planning and Building Department, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed El Dorado Hills Apartments Project. The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 2100 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 1500 et seq.).

**DOCUMENT AVAILABILITY AND REVIEW PERIOD:** This DEIR is available for public and agency review for a 46-day period **beginning Friday, June 30, 2017 and ending Monday, August 14, 2017**. The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the Project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR (FEIR). The FEIR will include copies of comments and the County's responses to comments pertaining to the environmental analysis provided in the DEIR.

The DEIR and supporting information may be reviewed and/or obtained at the following locations:

<b>Planning and Building Department 2850 Fairlane Court, Building C Placerville, CA 95667</b>	<b>El Dorado County Library 345 Fair Lane Placerville, California 95667</b>	<b>El Dorado County Library 7455 Silva Valley Pkwy. El Dorado Hills, CA 95762</b>	<b>Cameron Park Library 2500 Country Club Drive Cameron Park, CA 95682</b>
<b>Community Development Services Planning and Building Department Website</b>  <b><a href="http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=20754">http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=20754</a></b>			

All written public and agency comments on the DEIR must be received by 5:00 PM on **Monday, August 14, 2017** and should be directed to: Community Development Services Planning and building Department, **Attention: Rommel (Mel) Pabalinas, 2850 Fairlane Court, Placerville, CA 95667**. Please include the name of the contact person of your agency, if applicable. Comments may be submitted via email to **rommel.pabalinas@edcgov.us**. Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format. Comments may also be submitted via fax to (530) 642-0508.

**PUBLIC WORKSHOP:** The DEIR is anticipated to be scheduled for a public workshop before the Planning Commission on August 10, 2017. The purpose of this workshop is to present information on the DEIR and receive public input. For more information on the schedule and/or subscribe for email notification on this workshop, please visit **[http://www.edcgov.us/Government/Planning/Planning\\_Commission.aspx](http://www.edcgov.us/Government/Planning/Planning_Commission.aspx)**

**PROJECT INFORMATION**

**PROJECT TITLE/** El Dorado Hills Apartments Project

**PROJECT APPLICANT:** The Spanos Corporation  
10100 Trinity Parkway, Suite 500  
Stockton, CA 95219

**SITE DESCRIPTION:** The proposed El Dorado Hills Apartments Project (project) is located in El Dorado Hills, California, an unincorporated area of El Dorado County. The approximately 4.56 acre project site is comprised of three parcels which include APNs: 121-290-60, 121-290-61, and 121-290-62 and is located east of Latrobe Road approximately 1,300 feet east of its intersection with Town Center Boulevard in the El Dorado Hills Town Center East Development Plan.

**PROJECT DESCRIPTION:** The proposed project is a 4-story, 214-unit apartment complex, comprised of two apartment buildings, a parking structure, outdoor recreation areas, and an informal open space area. The apartment units would range from 576 square feet to 1,195 square feet in size, with a mix of 114 studio/1-bedroom units and 100 2-bedroom units. A 5-level parking structure located in the middle of the complex would provide approximately 409 vehicle parking spaces and 22 motorcycle parking spaces for residents and visitors, with an additional five spaces of surface parking provided elsewhere on the project site. The residential buildings would be between 42 and 52 feet in height, with some architectural elements reaching 60 feet. The parking structure would be 60 feet in height.

To implement the proposed development, the applicant is requesting an amendment to the El Dorado County General Plan (File No. A16-0001), an amendment to the existing El Dorado Hills Specific Plan (File No. SP86-0002-R3), a rezone of the project site (File No. Z16-0004), and a revision of the approved Town Center East Development Plan (File No. PD94-0004-R3).

**ENVIRONMENTAL IMPACTS:** The proposed project would have no significant but unavoidable impacts on the environment. The project site is also not included on any lists compiled pursuant to Government Code Section 65962.5.

COMMUNITY DEVELOPMENT SERVICES - PLANNING AND BUILDING DEPARTMENT  
ROGER TROUT, Interim Director  
Date: June 30, 2017