

Notice of Determination

Form C

To: County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

From: County of El Dorado Community Development
Agency-Development Services Division
2850 Fairlane Court
Placerville, CA 95667

Subject:

Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

General Plan Amendment A14-0001/Specific Plan Revision SP86-0002-R/ Rezone Z14-0001/Planned Development Revision PD94-0004-R-2/El Dorado Hills Apartments	Spanos Corporation
Project Title	Project Applicant

2014052081	Mel Pabalinas	(530) 621-5355
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone Extension

Assessor's Parcel Numbers 121-290-60, 121-290-61, 121-290-62; Northwest corner of Town Center Blvd. and Vine Street within the El Dorado Hills Town Center East Commercial Center in the El Dorado Hills area

Project Location **(El Dorado County)**

Project Description: 1) 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 Assessor's Parcel Numbers 121-290-60, 121-290-61, and 21-290-62; 2) 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; 3) Rezone of project site 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 4) 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 comprised of a maximum 5-story, 60-foot-tall building, a 5-story, 60-foot-tall parking garage, and other amenities.

This is to advise that the Board of Supervisors has approved the above described project on December 2, 2014
 Lead Agency Responsible Agency (date)

and has made the following determinations regarding the above described project:

- The project will will not have a significant effect on the environment.
- An environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation Measures were were not made a condition of the approval of this project.
- A Statement of Overriding Considerations was was not adopted for this project.
- Findings were were not made pursuant to the provisions of CEQA.

FILED
DEC 04 2014

Fish and Game Fees/Recording Fees

- Negative Declaration prepared; \$2,181.25 Fish and Game fee required for Notice of Determination
- EIR filed; \$2,995.25 fee required for Notice of Determination
- Recording fee of \$50 required

WILLIAM E. SCHULTZ, Recorder-Clerk
Janet Rocha

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at the County of El Dorado Community Development Agency-Development Services Division, 2850 Fairlane Court, Placerville, CA 95667.

Stella Lou Cord
Signature (Public Agency)

12/3/14
Date

Principal Planner
Title

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 12-4-14

DATE REMOVED: 2-10-15

DATE RETURNED: 2-12-15