



## Legislation Details

---

**File #:** 17-0846      **Version:** 3

**Type:** Agenda Item      **Status:** Approved

**File created:** 7/24/2017      **In control:** Planning Commission

**On agenda:** 1/11/2018      **Final action:** 1/11/2018

**Title:** Hearing to consider the El Dorado Hills Apartments project (General Plan Amendment A16-0001/Rezone Z16-0004/Specific Plan Revision SP86-0002-R-3/Planned Development Revision PD94-0004-R-3) on property identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62, consisting of 4.56 acres, in the El Dorado Hills area, submitted by The Spanos Corporation; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Certify the Environmental Impact Report (State Clearinghouse No. 201704217) based on the Findings presented;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
- 3) Approve A16-0001 adding a new policy under Objective 2.2.6 (Site Specific Policy Section) in the General Plan increasing the maximum residential density allowed in the General Plan from 24 dwelling units/acre to a maximum of 47 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 121-290-62 based on the Findings presented;
- 4) Approve Specific Plan Amendment SP86-0002-R-3 amending the El Dorado Hills Specific Plan based on the Findings presented;
- 5) Approve Z16-0004 rezoning Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62 from General Commercial-Planned Development to Multifamily Residential-Planned Development, with revisions to the Multifamily Residential zone district development standards being applicable to the proposed 214-unit apartment complex, based on the Findings presented; and
- 6) Approve Planned Development Revision PD94-0004-R-3 revising the Town Center East Planned Development based on the Findings and subject to the Conditions of Approval presented. (Supervisory District 1) (cont. 12/14/17, Item #8)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 3A - Addition to Staff Report Exhibit H (Matrix Table) PC 1-11-18, 2. 3B - Staff's PowerPoint Presentation PC 1-11-18, 3. 3C - Applicant's Handout and PowerPoint Presentation PC 1-11-18, 4. Public Comment Rcvd 01-11-18 PC 01-11-18, 5. 2A - Staff Report PC 12-14-17, 6. 2B - Findings PC 12-14-17, 7. 2C - Conditions of Approval PC 12-14-17, 8. 2D - Staff Report Exhibits A-P PC 12-14-17, 9. 2E - Staff Report Exhibit Q-Draft Environmental Impact Report PC 12-14-17, 10. 2F - Staff Report Exhibit Q-Appendix 1 PC 12-14-17, 11. 2G - Staff Report Exhibit Q-Appendix 4.1 PC 12-14-17, 12. 2H - Staff Report Exhibit Q-Appendix 4.2 PC 12-14-17, 13. 2I - Staff Report Exhibit Q-Appendix 4.3 PC 12-14-17, 14. 2J - Staff Report Exhibit Q-Appendix 4.6 PC 12-14-17, 15. 2K - Staff Report Exhibit Q-Appendix 4.8 PC 12-14-17, 16. 2L - Staff Report Exhibit Q-Appendix 4.9 PC 12-14-17, 17. 2M - Staff Report Exhibits R-S PC 12-14-17, 18. 2N - Proof of Publication-Mountain Democrat PC 12-14-17, 19. 2O - Exhibit Q-Final Environmental Impact Report PC 12-14-17.pdf, 20. 2P - Applicant's Continuance Request PC 12-14-17, 21. Public Comment Rcvd 12-13-17 PC 12-14-17, 22. Public Comment Rcvd 12-12-17 PC 12-14-17, 23. Public Comment Rcvd 12-11-17 PC 12-14-17, 24. Public Comment Rcvd 12-8-17 PC 12-14-17, 25. Public Comment Rcvd 12-7-17 PC 12-14-17, 26. Public Comment Rcvd 12-4-17 PC 12-14-17, 27. Public Comment Rcvd 11-17-17 PC 12-14-17, 28. A - Notice of Availability\_DEIR PC 8-10-17, 29. B - Cover Page and Table of Contents PC 8-10-17, 30. C - 1.0 Introduction PC 8-10-17, 31. D - 2.0 Executive Summary PC 8-10-17, 32. E - 3.0 Project Description PC 8-10-17, 33. F - 4.0 Impact Analysis PC 8-10-17, 34. G - 4.1 Air Quality PC 8-10-17, 35. H - 4.2

Biological Resources PC 8-10-17, 36. I - 4.3 Cultural/Tribal Resources PC 8-10-17, 37. J - 4.4 Greenhouse Gas Emissions PC 8-10-17, 38. K - 4.5 Land Use and Planning PC 8-10-17, 39. L - 4.6 Noise PC 8-10-17, 40. M - 4.7 Public Services PC 8-10-17, 41. N - 4.8 Transportation PC 8-10-17, 42. O - 4.9 Utilities PC 8-10-17, 43. P - 4.10 Energy PC 8-10-17, 44. Q - 5.0 Alternatives PC 8-10-17, 45. R - 6.0 Other Considerations PC 8-10-17, 46. S - 7.0 Report Preparation PC 8-10-17, 47. T - Appendix 1.0 PC 8-10-17, 48. U - Appendix 4.1 PC 8-10-17, 49. V - Appendix 4.2 PC 8-10-17, 50. W - Appendix 4.3 PC 8-10-17, 51. X - Appendix 4.6 PC 8-10-17, 52. Y - Appendix 4.8 PC 8-10-17, 53. Z - Appendix 4.9 PC 8-10-17, 54. AA - Project Narrative (Revised) PC 8-10-17, 55. BB - Revised EDH Design Guidelines (Draft) PC 8-10-17, 56. CC - SP-1 Preliminary Cover Site Plan (Revised) PC 8-10-17, 57. DD - SP-2 Preliminary Site Plan(Revised) PC 8-10-17, 58. EE - Elevation Sheet A 2.0 PC 8-10-17, 59. FF - Elevation Sheet A 2.1 PC 8-10-17, 60. GG - Elevation Sheet A 2.2 PC 8-10-17, 61. HH - Elevation Sheet A 3.0 PC 8-10-17, 62. II - Elevation Sheet A 4.0 PC 8-10-17, 63. JJ - Elevation Sheet A 5.0 PC 8-10-17, 64. KK - First Level Plan PC 8-10-17, 65. LL - Roof Plan PC 8-10-17, 66. MM - Second Level Plan PC 8-10-17, 67. NN - Site Illustrative Plan PC 8-10-17, 68. OO - Third and Fourth Levels Plan PC 8-10-17, 69. PP - Proof of Publication PC 8-10-17, 70. QQ - Staff Memo to Agencies DEIR Time Extension PC 8-10-17, 71. RR - Staff Power Point Presentation PC 8-10-17, 72. Public Comment Rcvd 08-09-17 to 08-10-17 PC 8-10-17, 73. Public Comment Rcvd 08-02-17 PC 8-10-17, 74. Public Comment Rcvd 01-05-18 PC 01-11-18, 75. Public Comment Rcvd 01-08-18 PC 01-11-18

Date	Ver.	Action By	Action	Result
1/11/2018	3	Planning Commission	Approved	Pass
12/14/2017	2	Planning Commission	Continued	Pass
8/10/2017	1	Planning Commission		