



## Legislation Details (With Text)

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**On agenda:** 12/2/2014      **Final action:** 12/2/2014

**Title:** Community Development Agency, Development Services Division, returning to the Board with the necessary documents for formal action on the El Dorado Hills Apartments project (A14-0001/Z14-0001/SP86-0002-R/PD94-0004-R-2) that was conceptually approved by the Board on November 4, 2014. Staff recommending the Board take the following actions:

- 1) Adopt the Subsequent Mitigated Negative Declaration based on the Initial Study;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval (Attachment 7B);
- 3) Approve A14-0001 amending the General Plan by adding a new policy under Objective 2.2.6 (Site Specific Policy Section) increasing the maximum residential density allowed from 24 dwelling units/acre to a maximum of 55 dwelling units/acre for the project site based on the Findings presented (Attachment 7A);
- 4) Approve Z14-0004 rezoning Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62 from General Commercial-Planned Development (CG-PD) to Multifamily Residential-Planned Development (RM-PD) based on the Findings presented (Attachment 7A);
- 5) Approve SP86-0002-R amending the El Dorado Hills Specific Plan by incorporating multifamily residential use, density, and related standards for the project site based on the Findings presented (Attachment 7A);
- 6) Approve PD94-0004-R-2 amending the Town Center East Planned Development by 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 based on the Findings (Attachment 7A) and subject to the Conditions of Approval as presented (Attachment 7B);
- 7) Adopt Resolution 208-2014 for said General Plan amendment; and
- 8) Adopt Ordinance 5015 for said rezone.

(Est. Time: 45 Min.) (Supervisory District 1)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 7A - Revised Findings 12-2-14, 2. 7B - Revised Conditions of Approval 12-2-14, 3. 7C - Resolution-General Plan Amendment 12-2-14, 4. 7D - Ordinance for Rezone 12-2-14, 5. 7E - Revised Findings-Attachment A (MMRP) 12-2-14, 6. Revised Findings-Conditions by BOS 12-2-14 item 35.pdf, 7. Link to Attachments, 8. Executed Ordinance 5015 12-2-14 item 35.pdf, 9. Proof of Publication-Ordinance 5015.pdf, 10. Executed Resolution 208-2014 12-2-14 item 35.pdf, 11. ADOPTED Subsequent Mitigated Negative Declaration.pdf, 12. FINAL Findings.pdf, 13. FINAL Findings-Attachment A (MMRP).pdf, 14. FINAL Conditions of Approval.pdf, 15. FILED-Notice of Determination, 16. Public Comment Rcvd 12-2-14 BOS 12-2-14, 17. Public Comment Rcvd 12-1-14 BOS 12-2-14, 18. Public Comment Rcvd 11-20-14 BOS 12-2-14, 19. Public Comment Rcvd 11-13-14 BOS 12-2-14, 20. Public Comment Rcvd 11-4-14 BOS 11-4-14, 21. Public Comment Rcvd 11-3-14 BOS 11-4-14, 22. 6A - PowerPoint Presentation 11-4-14, 23. Public Comment Rcvd 10-31-14 BOS 11-4-14, 24. Public Comment Rcvd 10-30-14 BOS 11-4-14, 25. Public Comment Rcvd 10-28-14 BOS 11-4-14, 26. Public Comment Rcvd 10-21-14 BOS 11-4-14, 27. Public Comment Rcvd 10-20-14 BOS 11-4-14, 28. 5A - Planning Commission Minutes 10-14-14, 29. 5B - Board Hearing Letter 10-14-14, 30. 5C - Proof of Publication 10-14-14, 31. Applicant Request for Continuance BOS 10-14-14.pdf, 32. Public Comment Rcvd 10-13-14 BOS 10-14-14, 33. Public Comment Rcvd 10-10-14 BOS 10-14-14, 34. Public Comment Rcvd 10-9-14 BOS 10-14-14, 35. Public Comment Rcvd 10-8-14 BOS 10-14-14, 36. Public

Comment Rcvd 10-7-14 BOS 10-14-14, 37. Public Comment Rcvd 10-6-14 BOS 10-14-14, 38. Public Comment Rcvd 10-3-14 BOS 10-14-14, 39. Public Comment Rcvd 10-1-14 BOS 10-14-14, 40. Public Comment Rcvd 9-14-14 BOS 10-14-14, 41. 4A - Staff Memo 09-04-14 PC 09-11-14.pdf, 42. 4B - Applicant's Presentation PC 09-11-14.pdf, 43. Public Comment Rcvd 09-03-14 PC 09-11-14.pdf, 44. Public Comment Rcvd 09-04-14 PC 09-11-14.pdf, 45. Public Comment Rcvd 09-05-14 PC 09-11-14 .pdf, 46. Public Comment Rcvd 09-08-14 PC 09-11-14.pdf, 47. Public Comment Rcvd 09-09-14 PC 09-11-14.pdf, 48. Public Comment Rcvd 09-10-14 PC 09-11-14.pdf, 49. Public Comment Rcvd 09-11-14 PC 09-11-14.pdf, 50. 3A - Planning Commission Minutes 07-24-14 PC 08-28-14.pdf, 51. 3B - Staff Memo 08-12-14 PC 08-28-14.pdf, 52. 3C - Staff Memo 08-12-14-Exhibits A-C PC 08-28-14.pdf, 53. 3D - Staff Memo 08-12-14-Exhibit D PC 08-28-14.pdf, 54. 3E - Staff Memo 08-12-14-Exhibit E PC 08-28-14.pdf, 55. 3F - Staff Memo 08-12-14-Exhibit F PC 08-28-14.pdf, 56. 3G - Staff Memo 08-12-14-Exhibit G PC 08-28-14.pdf, 57. 3H - Staff Memo 08-12-14-Exhibit H PC 08-28-14.pdf, 58. Public Comment Rcvd 08-20-14 to 08-25-14 PC 08-28-14.pdf, 59. 2A - Applicant's Continuance Request PC 07-24-14.pdf, 60. 2B - Minutes 06-26-14 PC 07-24-14.pdf, 61. Public Comment Rcvd 06-26-14 PC 07-24-14.pdf, 62. Public Comment Rcvd 07-01-14 PC 07-24-14.pdf, 63. Public Comment Rcvd 07-07-14 PC 07-24-14.pdf, 64. Public Comment Rcvd 07-15-14 PC 07-24-14.pdf, 65. A - Staff Report PC 06-26-14.pdf, 66. B - Conditions of Approval PC 06-26-14.pdf, 67. C - Findings PC 06-26-14.pdf, 68. D - Exhibits A-P PC 06-26-14.pdf, 69. E - Exhibit Q(1)-Proposed Subsequent Mitigated Negative Declaration and Initial Study PC 06-26-14.pdf, 70. F - Exhibit Q(2) Initial Study Appendices A-E PC 06-26-14.pdf, 71. G - Exhibit R PC 06-26-14.pdf, 72. H - Proof of Publication PC 06-26-14.pdf, 73. I - Staff Memo 06-25-14 PC 06-26-14.pdf, 74. J - PowerPoint Presentation by Staff PC 06-26-14, 75. K - PowerPoint Presentation by Applicant PC 06-26-14, 76. Public Comment Rcvd 06-03-14 PC 06-26-14.pdf, 77. Public Comment Rcvd 06-16-14 PC 06-26-14.pdf, 78. Public Comment Rcvd 06-18-14 PC 06-26-14.pdf, 79. Public Comment Rcvd 06-19-14 PC 06-26-14.pdf, 80. Public Comment Rcvd 06-19-14 to 06-23-14 PC 06-26-14.pdf, 81. Public Comment Rcvd 06-23-14 to 06-24-14 PC 06-26-14.pdf, 82. Public Comment Rcvd 06-25-14 PC 06-26-14.pdf, 83. Public Comment Rcvd 06-25-14 (#2) PC 06-26-14.pdf

Date	Ver.	Action By	Action	Result
12/2/2014	7	Board of Supervisors	Approved	Pass
11/4/2014	6	Board of Supervisors	Approved	Pass
10/14/2014	5	Board of Supervisors	Continued	Pass
9/11/2014	4	Planning Commission	Denied	Pass
8/28/2014	3	Planning Commission		
7/24/2014	2	Planning Commission	Continued	Pass
6/26/2014	1	Planning Commission	Continued	Pass

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(Attachment 7A);

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(Est. Time: 45 Min.) (Supervisorial District 1)

### **Background**

On November 4, 2014 (Item 22) the Board took action to conceptually approve this matter and directed staff to return to the Board with necessary documents for formal action.

### **Contact**

Roger Trout

Development Services Division Director

Community Development Agency