



Legislation Details

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File created: 1/24/2018 **In control:** Board of Supervisors

On agenda: 2/13/2018 **Final action:** 2/13/2018

Title: HEARING - To consider the recommendation of the Planning Commission on 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 Board take the following actions:

- 1) Adopt Resolution 016-2018 certifying 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 incorporating multifamily residential use, density, and related standards for the apartment project with the project site being designated as "Urban Infill Residential" within the Village T area of 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;
- 6) Approve Planned Development Revision PD94-0004-R-3 revising the Town Center East Planned Development incorporating multifamily residential use, density, and related design and development standards for the proposed 214-unit apartment complex within Planning Area 2 of the Town Center East Development Plan, with the proposed apartment complex being contained in two 4-story, 60-foot-tall buildings and a 5-level, 60-foot-tall parking garage and other on-site amenities, based on the Findings and subject to the Conditions of Approval presented;
- 7) Adopt Ordinance 5079 for said rezone; and
- 8) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for February 13, 2018. (Supervisorial District 1) (Est. Time: 1.5 Hrs.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved Contract Routing Sheet & Resolution Certifying EIR, 2. B - Approved Contract Routing Sheet & Rezone Ordinance, 3. C - Findings, 4. D - CEQA Findings (Staff Report Exhibit R), 5. E - Conditions of Approval, 6. F - Mitigation Monitoring Reporting Program, 7. G - Draft Environmental Impact Report (DEIR) (Staff Report Exhibit Q), 8. H - DEIR-Appendix 1, 9. I - DEIR-Appendix 4.1, 10. J - DEIR-Appendix 4.2, 11. K - DEIR-Appendix 4.3, 12. L - DEIR-Appendix 4.6, 13. M - DEIR-Appendix 4.8, 14. N - DEIR-Appendix 4.9, 15. O - Final Environmental Impact Report, 16. P - Minute Order-Planning Commission 01-11-18, 17. Q - Minute Order-Planning Commission 12-14-17, 18. R - Proof of Publication-Mountain Democrat, 19. S - Staff Memo 02-12-18, 20. T - Staff Memo-Attachment 1- Revised MMRP, 21. U - Staff Memo-Attachment 2-Revised CEQA_Findings, 22. V - Staff Memo-

Attachment 3-EDH Apartment Fiscal Analysis, 23. W - Staff Memo-Attachment 4-Parking Requirement Clarification, 24. X - Staff Memo-Attachment 5-EDH APAC Comment, 25. Y - Staff Memo-Attachment 5-Response to EDH APAC, 26. Z - Staff Memo-Attachment 5-Citizens for Sustainable Dev Comment, 27. AA - Staff Memo-Attachment 5-Response to Citizens for Sustainable Dev, 28. BB - Staff Memo-Attachment 5-Save Our County Comment, 29. CC - Staff Memo-Attachment 5-Response to Save Our County, 30. Executed Ordinance 5079, 31. Ordinance 5079-Proof of Publication, 32. Executed Resolution 016-2018, 33. Applicant Handout BOS Rcvd 2-13-18, 34. Public Comment Rcvd 2-13-18 BOS 2-13-18, 35. Public Comment Rcvd 2-12-18 BOS 2-13-18, 36. Public Comment Rcvd 2-9-18 BOS 2-13-18, 37. Public Comment Rcvd 2-8-18 BOS 2-13-18, 38. Public Comment Rcvd 2-6-18 BOS 2-13-18, 39. Public Comment Rcvd 2-5-18 BOS 2-13-18, 40. Public Comment Rcvd 2-2-18 BOS 2-13-18, 41. Public Comment Rcvd 01-30-18 to 01-31-18, 42. FINAL Findings, 43. FINAL CEQA Findings of Fact, 44. FINAL Conditions of Approval, 45. FINAL Conditions of Approval-CORRECTED, 46. ADOPTED Mitigation Monitoring Reporting Program, 47. APPROVED STAMPED Exhibits, 48. RECEIPT-Notice of Determination

Date	Ver.	Action By	Action	Result
2/13/2018	1	Board of Supervisors	Approved	Pass
2/13/2018	1	Board of Supervisors	Failed	