

PROJECT LOCATION

The Villages of Town Center West site is located in El Dorado Hills, which is an unincorporated community in western El Dorado County. The project site is approximately 500 feet south of U.S. Highway 50 (U.S. 50) and 600 feet west of the intersection with Latrobe Road and Town Center Blvd, approximately 23 miles east of downtown Sacramento and 60 miles southwest of Lake Tahoe. Folsom Lake is located approximately 4 miles to the northwest.

Village of Town Center consists of 8 Parcels (APN: 117-160-048, 049, 050, 051, 052, 053, 054, 069) and is undeveloped property totaling approximately 34.36-acre project site. Located at the northwestern corner of the intersection of White Rock Road and Town Center Boulevard within the Town Center West Commercial Center in El Dorado Hills the site is bounded by Town Center Boulevard to the east, Oakmont Senior Living to the south, Stonebriar and Springfield Ranch single family residential to the west, and Highway 50 to the north.

Villages of Town Center West is located within both the El Dorado Hills Specific Plan - Village U and the Planned Development Permit for Town Center West (PD95-02) which was approved by the El Dorado County Planning Department and adopted by the Board of Supervisors in May of 1995.

PROJECT DESCRIPTION

Mixed Use development is allowed by right in commercial zones throughout the County. The El Dorado Hills Specific Plan and PD95-02 were both adopted well before the County's decision to encourage mixed use development and, although Town Center West is zoned General Commercial, neither the Specific Plan nor PD95-02 provide for the possibility of mixed use development. Accordingly, this application seeks minor amendments to the Specific Plan and PD95-02 to bring those documents into conformity with the General Plan by allowing mixed use development, as more particularly set forth below.

Villages of Town Center West consists of 8 Parcels (APN: 117-160-048, 049, 050, 051, 052, 053, 054, 069) and is proposed to be developed consistent with PD95-02 with requested amendments to the Specific Plan and PD95-02 to allow for Mixed Use Development consistent with the County Zoning Code Section 130.40.180. The amendment to allow Mixed Use Development to Villages of Town Center West would allow for the Villages of Town Center West to be developed with uses consistent with both PD95-02 as well as residential uses as allowed by the Mixed Use Development ordinance. Based on the

Mixed Use Development zoning ordinance the maximum density is 20 dwelling units per acre however a cap to the number of residential uses within the Villages of Town Center West will be set at 490 units. At this time the residential uses within the Village of Town Center West are anticipated to be multi-family rental product. Villages of Town Center amending PD95-02 to allow for Mixed Use development will not change the current setbacks and building height limitations as outlined in the Design Guidelines and Development Standards for Town Center West, dated May 1995. However, Design Guidelines will be provided to address the residential elements of the proposed Villages of Town Center West.

OBJECTIVES OF THE PROPOSED PROJECT

The objectives of the project are to develop a well-designed, economically feasible mixed use multi-generational community incorporating smart growth elements. The key objectives for the proposed project are to:

- Implement the County's General Plan by allowing mixed use development that will have the benefit of directing growth to areas that are already developed with existing access to services, schools and transportation systems in order to preserve agricultural land and open space;
- Provide a residential population to support commercial development within the Town Center West & East Planned Development area;
- Assist in increasing the housing supply in El Dorado County to improve the job-housing imbalance, including housing that is more affordable;
- Develop a sustainable community that incorporates smart-growth elements, places higher-density housing in close proximity to job centers, and complements adjacent commercial uses; and
- Create a residential development that maximizes density with accessibility to alternate transportation modes, and integrates pedestrian, bicycle, transit, open space and outdoor uses to encourage active centers.