



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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#### BUILDING

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#### PLANNING

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July 10, 2023

### TO INTERESTED PARTIES:

The Planning Division is processing the following application. This information is being shared with you so that you are aware of this project and have the opportunity to review and track it as it progresses through the Planning process.

**PD15-0001, Z17-0004, P17-0007, LLA21-0009, V22-0001 – EDH 52 (AKT Investments/EDH 52 GP/RSC Engineering, Inc.-Tiffany Wilson):** A Planned Development Permit, Rezone, Tentative Parcel Map, Lot Line Adjustment and Variance to develop two sites; the southerly site is approximately 17 acres where 156,000 square feet of commercial uses are proposed, the northerly site is approximately 18 acres where a mixed-use development is proposed. The mixed-use development will include 14,000 square feet of neighborhood commercial uses, as well as 304 multifamily units within five four-story buildings, amenities include a pool area, gym and outdoor gathering space, with associated site improvements. The properties, identified by Assessor's Parcel Numbers 122-720-002, 122-720-003, 122-720-018, 122-720-019, 122-720-020 and 122-720-021, consist of 40.56 acres, and are located directly north of US Highway 50 at the Silva Valley Parkway exit, **in the El Dorado Hills area, Supervisorial District 1.**

This project is currently being reviewed for one or more of the following:

- Initial Consultation – Pursuant to Section 15063 of the State CEQA Guidelines, this Initial Consultation is being conducted to determine if the project may have a significant effect on the environment and determine whether an environmental impact report or a negative declaration will be prepared.
- Identify additional information needs that staff or agencies require from the applicant to complete their review.
- Discuss or determine final project conditions.
- Discuss or determine a public hearing date.

To view more detailed project information, you may login or create an account to review DRAFT project documentation:

<https://edc-trk.aspgov.com/etrakit/Search/project.aspx>

Planning Services will accept responses on the above from affected agencies on this project through July 25, 2023.

This project will be reviewed by the Technical Advisory Committee (TAC) on July 31, 2023, to discuss the points noted above. The TAC consists of Planning Division staff, staff from other County Divisions and Departments, outside agencies and the applicant and/or applicant's representatives. If you have questions about this project, please contact the Planning Services office at (530) 621-5355.

OR

County Planner: Anna Leanza, (530) 621-5149

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ALL/emm

cc: Jon Vegna, Planning Commissioner District 1  
El Dorado Hills Area Planning Advisory Committee

John Hidahl, Supervisor District 1