

CONTRACT ROUTING SHEET

Date Prepared: August 9, 2016

Need Date: August 22, 2016

PROCESSING DEPARTMENT:

Department: CDA/Development Services
Dept. Contact: Jennifer Franich
Phone #: X6591
Department
Head Signature: *Jennifer Franich*

CONTRACTOR:

Name: Not Applicable
Address: _____
Phone: _____

CONTRACTING DEPARTMENT: CDA/Development Services Division

Service Requested: Review resolution, attachments, and exhibits for Z14-0007/PD14-0006/TM14-1520/DA15-0001/Saratoga Estates, certifying the EIR as satisfying applicable CEQA requirements.

Contract Term: NA Contract Value: \$0.00

Compliance with Human Resources requirements? Yes: _____ No: _____

Compliance verified by: _____

COUNTY COUNSEL: (Must approve all contracts and MOU's)

Approved: ✓ Disapproved: _____ Date: 9/1/16 By: *[Signature]*
Approved: _____ Disapproved: _____ Date: _____ By: _____

* Please refer to Resolution

NSC 14 01 01 11 11 11
NSC 14 01 01 11 11 11

RISK MANAGEMENT: (All contracts and MOU's except boilerplate grant funding agreements)

Approved: N/A Disapproved: _____ Date: _____ By: _____
Approved: _____ Disapproved: _____ Date: _____ By: _____

OTHER APPROVAL: (Specify department(s) participating or directly affected by this contract).

Departments: _____
Approved: _____ Disapproved: _____ Date: _____ By: _____
Approved: _____ Disapproved: _____ Date: _____ By: _____



RESOLUTION NO.

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO CERTIFYING THE ENVIRONMENTAL IMPACT REPORT FOR THE SARATOGA ESTATES PROJECT

(EL DORADO COUNTY FILE NOS. Z14-0007/PD14-0006/TM14-1520/DA15-0001)

WHEREAS, an application for the Saratoga Estates project to subdivide approximately 121.28 acres of property situated north of Highway 50 in the El Dorado Hills Community Region into 317 residential lots was submitted to the County on September 12, 2014 as Rezone (Z14-0007), Planned Development (PD14-0006), Tentative Map (TM14-1520), and Development Agreement (DA15-0001); and

WHEREAS, pursuant to the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, Section 21000 et seq.), the County of El Dorado (the “County”) has prepared an Environmental Impact Report (“EIR”) (SCH#2015032058) for the Saratoga Estates Project (the “Project”); and

WHEREAS, On March 25, 2015 the County commenced the environmental review process with issuance of a CEQA Notice of Preparation (NOP) soliciting written comments regarding the scope of the EIR during a 30-day comment period beginning March 26, 2015 and closing April 27, 2015; and

WHEREAS, a public scoping meeting was held on April 9, 2015, from 6:00 pm to 7:30 pm in the El Dorado Hills Fire Department Conference Room located at 1050 Wilson Boulevard, El Dorado Hills, CA to solicit written comments on the scope of the EIR analysis; and

WHEREAS, the NOP and related materials were also posted on the County’s project-dedicated website, e-mail notices were sent out to the subscriber lists, and pursuant to El Dorado County Resolution No. 241-2014 mailed notices were sent to all landowners within a 1-mile radius of the site; and

WHEREAS, comments received by the County on the NOP were taken into account during preparation of the Draft Environmental Impact Report (“DEIR”) for the Project; and

WHEREAS, the DEIR was released for public review on March 23, 2016 for a 45-day comment period beginning March 24, 2016 and closing May 7, 2016; and

WHEREAS, the Notice of Availability (NOA), the requisite number of copies of the Draft EIR, and related materials were delivered to the State Clearinghouse and mailed to affected public agencies, organizations, and interested parties,

WHEREAS, copies of the NOA and the DEIR were also posted on the County’s project-dedicated website, e-mail notices were sent out to the subscriber lists, and pursuant to El Dorado County Resolution No. 241-2014 mailed notices were sent to all landowners within a 1-mile radius of the site, individuals beyond the 1-mile radius who specifically requested notification, and hard copies were made available for public review at the Community Development Agency in Placerville, California, and the El Dorado County Main Library in Placerville, and West Slope Branches in Cameron Park and El Dorado Hills; and

WHEREAS, the Draft EIR identified potentially significant impacts to Hydrology and Water Quality, Biological Resources, Transportation and Circulation, Air Quality, Geology and Soils, Hazards and Hazardous Materials, Public Services, and Cultural Resources that may result from implementation of the Project and mitigation measures proposed to mitigate those impacts to less-than-significant levels; and

WHEREAS, the Draft EIR identified potentially significant noise impacts, that, even with implementation of all feasible mitigation measures proposed in the EIR, cannot be reduced to less-than-significant levels, or there are no known mitigation measures to reduce the impacts to less-than-significant levels; and

WHEREAS, written comments were submitted during the public comment period by public agencies and members of the public, and after consideration thereof, written responses were prepared for said comments by the consultant, with input from County staff, and which were reviewed by County staff; and

WHEREAS, the EIR Response to Comments document released August 15, 2016 contains responses to all written comments received during the 45-day comment period on the Draft EIR; and

WHEREAS, following the public review period, a Final Environmental Impact Report on the Saratoga Estates Project (SCH#2015032058) has been prepared pursuant to the California Environmental Quality Act (CEQA, Public Resources Code, Section 21000 et seq.) to include the DEIR, the appendices thereto, copies of public comments and the County's responses to comments pertaining to the environmental analysis presented in the Draft EIR, and the written Responses to said Comments, and certain errata to the DEIR, of which all documents constitute and shall be collectively referred to herein as the "Final EIR"; and

WHEREAS, on or about August 8, 2016, a notice was mailed and published announcing the Final EIR, which included written responses to the public and agency comments, was available. Upon request, this document was sent by mail to the commenting public agencies and the member(s) of the public in a manner such that public agencies and members of the public received it at least ten (10) days before the action was taken on this date with respect to the Final EIR and the Project; and

WHEREAS, a Mitigation Monitoring and Reporting Program ("MMRP"), attached hereto as Exhibit "A", and CEQA Findings and a Statement of Overriding Considerations, attached hereto as Exhibit "B", are proposed for adoption; and

WHEREAS, on August 25, 2016, the El Dorado County Planning Commission ("Commission") held a public hearing noticed and published in accordance with State law and local ordinance to consider the Project and the Commission received verbal presentations and a written Staff Report and Exhibits related to the Project and the Final EIR from County staff and other interested parties, and said documents were independently reviewed and considered by the Commission; and

WHEREAS, the Commission, after considering all of the evidence presented and based upon substantial evidence, and on the basis of the whole record before it, recommended that the Board of Supervisors certify the Final EIR, adopt CEQA Findings and a Statement of Overriding Considerations, adopt the MMRP, and approve the Project; and

WHEREAS, the Commission recommended preparation of Resolution No. _____ documenting its action; and

WHEREAS, in accordance with State law and local ordinance, County staff has given due notice of the Board of Supervisor's public hearing regarding the Project and the Final EIR; and

WHEREAS, on September 13, 2016, the Board of Supervisors held its public hearing to consider the Project and received verbal presentation and a written Staff Report and Exhibits, from County staff and other interested parties, and said documents were independently reviewed and considered by the Board; and

WHEREAS, the Board reviewed and considered the information presented in the Final EIR and other relevant evidence to determine compliance with CEQA, the State CEQA Guidelines, and the County's procedures for implementing CEQA, and the Board, prior to taking action on the Project, independently reviewed and considered the information contained in the Final EIR and other relevant evidence; and

WHEREAS, based on the Board's exercise of its independent judgment when reviewing and considering the information in the Final EIR and other relevant evidence presented thereto, the Board finds that the Final EIR prepared for the Saratoga Estates Project is adequate, and said Final EIR has been prepared and completed in compliance with CEQA, the State CEQA Guidelines, and the County's procedures for implementing CEQA; and

WHEREAS, the Board after considering all of the evidence presented and based on substantial evidence in the record, finds and declares that the foregoing recitals (made a part hereof) are true, and makes further findings concerning the environmental impacts relating to the Project, as described in the Final EIR. These findings, along with the Statement of Overriding Considerations, are set forth more specifically in attached Exhibit "A," which is incorporated herein by reference. The CEQA Findings and the Statement of Overriding Considerations, which are based on substantial evidence, were reviewed by the Board. The CEQA Findings reflect that except for certain effects relating to noise, all potentially significant environmental effects will be reduced to a level of less than significant through the adoption and implementation of all feasible mitigation measures identified in the Final EIR and set forth in the MMRP, which is attached hereto as Exhibit "A" and incorporated herein by reference. The CEQA Findings and the Statement of Overriding Consideration reflect that the benefits of the Project outweigh its significant and unavoidable effects; and

NOW, THEREFORE, IT IS HEREBY RESOLVED that the County of El Dorado Board of Supervisors finds as follows:

1. Pursuant to Section 15090 of the CEQA Guidelines, the Board of Supervisors hereby certifies that: a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the Board of Supervisors, and the Board reviewed and considered the information contained in the Final EIR prior to taking action on the Project; and c) the Final EIR reflects the independent judgment and analysis of the County of El Dorado.
2. The Board of Supervisors finds that the EIR shows a good faith effort at full disclosure of environmental information and provides sufficient analysis to allow decisions to be made regarding the project in contemplation of its environmental consequences.
3. The Board of Supervisors hereby adopts the Mitigation Monitoring Plan and Reporting Program attached as Exhibit "A" (Mitigation Monitoring Plan) to ensure implementation of feasible mitigation measures identified in the EIR. The Board of Supervisors finds that these mitigation measures are adequate, fully enforceable as policies and/or implementation measures of the Project, and shall be binding upon the County and affected parties.
4. The Board further finds that mitigation measures have been required which feasibly mitigate and substantially lessen all significant effects on the environment, except as noted in the Final EIR. However, despite these mitigation measures, there are still significant and unavoidable environmental impacts from this project relating to noise cannot be mitigated fully, substantially lessened, or avoided. Accordingly, after considering such impacts and balancing specific economic, social, environmental, legal, technological, and other factors, the Board adopts the Statement of Overriding Considerations, which is based on substantial evidence, and is set forth in attached Exhibit "B".

- 5. The Clerk of the El Dorado County Board of Supervisors, located at 330 Fair Lane, Placerville, California, is the custodian of the documents and other materials which constitute the record of proceedings upon which the Board's decision is based.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the ____ day of _____, 20__, by the following vote of said Board:

Attest:	Ayes:
James S. Mitrisin	Noes:
Clerk of the Board of Supervisors	Absent:

By: _____		_____
Deputy Clerk		Chair, Board of Supervisors

Exhibits Attached:

- A: Mitigation Monitoring and Reporting Program
- B: CEQA Findings of Fact and Statement of Overriding Considerations