

To: County Clerk
County of El Dorado
360 Fair Lane
Placerville, CA 95667

From: County of El Dorado Community Development
Agency-Development Services Division
2850 Fairlane Court
Placerville, CA 95667

Subject:

Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development Permit PD13-0001/Tentative Map
TM13-1511/Serrano Village J5/J6

Serrano Associates, LLC

Project Title

Project Applicant

86122912

Mel Pabalinas

(530) 621-5355

State Clearinghouse Number
(if submitted to Clearinghouse)

Lead Agency
Contact Person

Area Code/Telephone Extension

Assessor's Parcel Number 123-570-03, -04;

El Dorado Hills

Project Location

(El Dorado County)

Project Description: 1. Specific Plan Amendment (SP13-0002) changing the El Dorado Hills Specific Plan Land Use
Map and Zone Map reducing the commercial acreage required in the Village J area from 15.95 acres to approximately
11.68 acres; 2. Rezone (Z13-0002) of approximately 4.27-acre portion of APN 123-570-03 from Community Commercial-
Planned Development (CC-PD) to Single-Unit Residential-Planned Development (R1-PD); 3. A phased Tentative
Subdivision Map (TM13-1511) of 36-acre property creating a total of 148 residential lots, revising the approved Serrano
Village J6 Tentative Subdivision Map/Planned Development (TM08-1479/PD08-0019) and Serrano Village J5, Phase 2
Commercial Planned Development/Tentative Parcel Map (PD08-0020/P08-0029). The map includes the following Design
Waivers modifying the El Dorado County Design and Improvement Standard Manual (DISM) road improvement and lot
standards for the subdivision; Planned Development (PD13-0001) establishing an official Development Plan for Serrano
Village J5/J6 Tentative Subdivision Map.

This is to advise that the Board of Supervisors has approved the above described project on June 27, 2017
Lead Agency Responsible Agency (date)

and has made the following determinations regarding the above described project:

- 1. The project will will not have a significant effect on the environment.
2. An Addendum to the certified environmental Impact Report was prepared for this project pursuant to the provisions of
CEQA.
A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were were not made a condition of the approval of this project.
4. A Statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made pursuant to the provisions of CEQA.

FILED

JUL 06 2017

WILLIAM SCHULTZ, Recorder-Clerk
By Michelle Pugh

Fish and Game Fees/Recording Fees

- Negative Declaration prepared; \$2,216.25 Fish and Game fee required for Notice of Determination
EIR filed; \$3,078.25 fee required for Notice of Determination
Recording fee of \$50 required

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is
available to the General Public at the County of El Dorado Community Development Agency-Development Services Division, 2850
Fairlane Court, Placerville, CA 95667.

Roger Trout
Signature (Public Agency)

7-5-17
Date

Interim Director, CDS Planning and Building
Title



NOTICE OF DETERMINATION

FILE NO. EDH Specific Plan

TO: COUNTY CLERK
County of El Dorado
330 Fair Lane
Placerville, CA 95667

FROM: EL DORADO COUNTY PLANNING DEPT.
360 Fair Lane
Placerville, CA 95667

SUBJECT: Filing of NOTICE OF DETERMINATION in compliance with Section 21108 or 21152 of the Public Resources Code.

RECEIVED

NAME OF APPLICANT: El Dorado County AUG 5 1988

ASSESSOR'S PARCEL NO. Various SCH NO. CITY OF DAVIS PLANNING

AREA PLAN: El Dorado Hills/Salmon Falls SECTION: TOWNSHIP: RANGE:
Generally described as all those lands bounded by Hwy 50 and
NEAREST COUNTY ROAD INTERSECTION: White Rock Rd on the south, EDH Blvd on the west, Green Valley Rd on the north, and Bass Lake Rd on the east.

GENERAL PLAN AMENDMENT REZONING: FROM: TO:

TENTATIVE PARCEL MAP SUBDIVISIONS TO SPLIT ACRES INTO LOTS

SUBDIVISION (NAME)

SPECIAL USE PERMIT TO ALLOW:

OTHER: Specific Plan, including general plan amendment (APNs 06-071-01, 107, 130-01 and 107-130-02 from SFR-RD to Commercial and rezoning of lands to various zone districts including RI-PD, R20,000, CP, GG, OS.

The EL DORADO COUNTY BOARD OF SUPERVISORS has approved disapproved this project on 7-15-88, and made the following determinations: (date)

- 1) Project will will not, have a significant effect on the environment.
2) An Environmental Impact Report was prepared pursuant to provisions of CEQA.
3) A Negative Declaration was prepared pursuant to provisions of CEQA.
Mitigation Measures were were not, adopted for this project.
A Statement of Overriding Considerations was was not, adopted.

*The Environmental Impact Report or Negative Declaration and Record of Project Approval may be reviewed at the EL DORADO COUNTY PLANNING DEPT.

Prepared by Date

Public Resources Code Section 21152(A) requires local agencies to submit this information to the County Clerk. The filing of the Notice starts a 30-day Statute of Limitations on court challenges to the approval of the project under Public Resources Code Section 21167. Failure to file the Notice results in the Statute of Limitations being extended to 180 days.

FOR USE BY COUNTY CLERK

EL DORADO CO. RECORDER/CLERK

DATE POSTED: 7/6/17

DATE REMOVED: 8/7/17

DATE RETURNED: 10/5/17