

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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TO: Board of Supervisors Agenda of: January 19, 2010

FROM: Gina Paolini, Senior Planner Item #:

DATE: January 12, 2010

RE: **Board of Supervisors direction regarding California Environmental Quality Act (CEQA) Statutory Exemption 15270 (a) and (b) for the Greenwood Hills Subdivision (General Plan Amendment A08-0017, Rezone Z08-0041, Planned Development PD08-0027, Tentative Map TM08-1486)**

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## Summary:

On January 12, 2010, the Board of Supervisors declined to approve the CEQA contracts with Michael Brandman Associates for the Greenwood Hills Subdivision. The Board of Supervisors expressed concern that the project would not be approvable due to policy issues and did not want the applicant to incur the cost of preparing an EIR on a project that could not be approved.

CEQA Guideline §15270 states:

- (a) CEQA does not apply to projects which a public agency rejects or disapproves.
- (b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.

The Board of Supervisors directed staff to take the project forward for an early determination by the Planning Commission whether there are General Plan policy inconsistencies or other reasons that the project cannot be approved; if the Planning Commission or Board of Supervisors determines the project cannot be approved, then under CEQA §15270 no further CEQA review would be necessary.

## Project description:

The proposed project is a mixed-use subdivision. This approximately 177-acre high-density, mixed-use development project consist of 290 residential lots (132 Village Lots, 84 Neighborhood Lots, and 74 Estate Lots) and a Village Center (including three commercial lots) on Assessor's Parcel Numbers (APNs) 323-640-01, -02, -06, and -07 in generally located at the north side of Greenwood Lane approximately 2,140 feet north of the intersection with Green

Valley Road. Other features of the mixed use development include common areas such as a pool, outdoor gathering area, gazebo, an open-space area with walkways, and use of a 100-year-old barn for community events and programs such as farmers' markets and community meetings.

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