



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT**

INTEROFFICE MEMORANDUM

To: Planning Commission Agenda of: May 25, 2017

From: Mel Pabalinas, Acting Principal Planner

Date: May 18, 2017

**Subject: SP13-0002/Z13-0002/PD13-0001/TM13-1511/Serrano Village J5/J6;
Addendum to El Dorado Hills Specific Plan EIR, Corrected Exhibit L-
Tentative Map, and El Dorado Hills APAC Comment Letter**

On April 13, 2017, the Planning Commission continued the Serrano Village J5/J6 project upon staff's request, in order to prepare a revised California Environmental Quality Act (CEQA) document. This memorandum transmits a newly prepared CEQA document (Addendum), a corrected Tentative Map Exhibit L (clarification of lot numbers), and the most recent El Dorado Hills Area Planning Advisory Committee (APAC) comment letter in support of the project.

Staff recommends that the Planning Commission forward a recommendation to the Board to take the following actions:

1. Approve the Addendum to the El Dorado Hills Specific Plan Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164;
2. Adopt Specific Plan Amendment SP13-0002 based on the Findings presented;
3. Approve Rezone Z13-0002 based on the Findings presented;
4. Rescind approval of Serrano Village J6 Tentative Subdivision Map and Planned Development under applications TM08-1479 and PD08-0019 and Serrano Village J5 Phase 2 Tentative Parcel Map and Planned Development under applications P08-0029 and PD08-0020, based on the Findings as presented;
5. Approve Tentative Subdivision Map TM13-1511(September 2016) based on the Findings and subject to the Conditions of Approval;
6. Approve Planned Development PD13-0001 as the official Development Plan for Serrano Village J5 and J6 Tentative Subdivision Map, based on the Findings and subject to the Conditions of Approval; and

7. Approve Design Waivers for modification to road and lot design and improvement standards for the subdivision, based on the Findings and subject to the Conditions of Approval.

ATTACHMENT 1: Addendum to the El Dorado Hills Specific Plan EIR

Attachment 1 is the Addendum to the certified EIR for the El Dorado Hills Specific Plan for the proposed Serrano Village J5 J6 project. In accordance with CEQA Guidelines Sections 15162 and 15164, the Addendum concludes that the project will not result in new or more severe significant environmental effects that were not previously analyzed in the certified EIR, thereby eliminating the need for additional CEQA review.

Based on this revised CEQA determination, sections of the staff report shall be edited as follows (strikethroughs depict deletions and underlines depict additions):

Page 3 of Staff Report, Environmental Document:

~~Statutorily exempt pursuant to CEQA Guidelines Section 15182 (Residential Projects Pursuant to a Specific Plan with a certified Environmental Impact Report; State Clearinghouse No 86122912).~~

Addendum to the certified El Dorado Hills Specific Plan Environmental Impact Report (EIR); State Clearinghouse 86122912

Page 3 of Staff Report, Summary Recommendation:

~~1. Find the project to be Statutorily Exempt pursuant to California Environmental Quality Act Guidelines Section 15182;~~

1. Adopt the Addendum to the certified El Dorado Hills Specific Plan Environmental Impact Report (EIR) prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164,

Page 8 of Staff Report, Environmental Review:

~~This project is Statutorily Exempt from the California Environmental Quality Act pursuant to Section 15182 as this residential development is consistent with the adopted specific plan (El Dorado Hills Specific Plan) for which an Environment Impact Report (EIR) has been certified. The EIR (State Clearinghouse No. 86122912) was certified in 1988 with the adoption of the specific plan. The project has been reviewed for consistency with the EIR and determined that no new impacts have been identified that have not been previously analyzed and mitigated in the EIR. Some of the mitigation measures are~~

~~incorporated as policies to the specific plan involving Air Quality, Noise, Oak Canopy and resource preservation and Aesthetics has been incorporated as part of subdivision design or applied as project conditions of approval. No further environmental analysis is necessary.~~

In accordance with California Environmental Quality Act (CEQA) Sections 15162 and 15164, an Addendum to the certified El Dorado Hills Specific Plan Environmental Impact Report (EIR), concluding that the proposed project will not result in new or more severe significant environmental effects not previously analyzed and therefore does not trigger additional CEQA review.

Page 1 of Findings:

1.0 CEQA Findings

~~1.1 This project is Statutorily Exempt from the California Environmental Quality Act pursuant to Section 15182 as this residential development is consistent with the adopted specific plan (El Dorado Hills Specific Plan) for which an Environment Impact Report (EIR) has been certified. The EIR (State Clearinghouse No. 86122912) was certified in 1988 with the adoption of the specific plan. The project has been reviewed for consistency with the EIR and determined that no new impacts have been identified that have not been previously analyzed and mitigated in the EIR. Some of the mitigation measures are incorporated as policies to the specific plan involving Air Quality, Noise, Oak Canopy and resource preservation and Aesthetics has been incorporated as part of subdivision design or applied as project conditions of approval. No further environmental analysis is necessary.~~

In accordance with California Environmental Quality Act (CEQA) Sections 15162 and 15164, an Addendum to the certified El Dorado Hills Specific Plan Environmental Impact Report (EIR), concluding that the proposed project will not result in new or more severe significant environmental effects not previously analyzed and therefore does not trigger additional CEQA review.

ATTACHMENT 2: Corrected Exhibit L-Serrano Village J5/J6 Tentative Subdivision Map

Attachment 2 is the corrected Tentative Subdivision Map exhibit provided by the applicant. The map corrections involve showing the lot designations and sizes and re-sequencing of Lot Nos. 50 through 56. This map replaces the current map under Exhibit L of the staff report. The other project exhibits are consistent with corrected map.

**ATTACHMENT 3: El Dorado Hills Area Planning Advisory Committee (APAC)
Comment Letter; April 11, 2017**

Attachment 3 details the APAC's recent comments on the project as discussed in their meeting of April 11, 2017. APAC recommended conditional support of the project subject to application of Best Management Practices (BMP) that would address potential stormwater effects to the Bass Lake Road Overflow. As part of subdivision design, the project shall install two water quality basins within Landscape Lots G (adjacent to residential lots 96 and 108) in accordance with CDA-Transportation Division's Condition of Approval Nos. 23 (Consistency with County Codes and Standards), 27 (Regulatory Permits and Documents), and 28 (Electronic Documentation).

Attachments

1. Addendum to the El Dorado Hills Specific Plan Environmental Impact Report (EIR)
2. Corrected Serrano Village J5/J6 Tentative Subdivision Map Exhibit
3. El Dorado Hills Area Planning Advisory Committee (APAC) Comment Letter; April 11, 2017