

ATTACHMENT 1

ADDENDUM TO EIR **Serrano Village J5/J6 Residential Project**

I. Introduction

This document constitutes an Addendum to the certified 1988 Environmental Impact Report (EIR) (State Clearinghouse No. 86122912) for the El Dorado Hills Specific Plan. This Addendum specifically addresses the modification of Land Use Designations and zoning for the portion of the Specific Plan area referred to as Villages J-5 and J-6, County Application SP13-0002/Z13-0002/Serrano Village J5/J6. This Addendum evaluates whether the re-designation/rezoning of 4.27 acres of land from neighborhood commercial to residential, and the inclusion of the 4.27 acres in an overall 36.03-acre residential village, would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the previously certified EIR. The proposed revision to the project would not cause significant effects not identified in the EIR, nor increase the level of environmental effects to substantial or significant, and hence, no new mitigation measures would be necessary to reduce significant effects. No change has occurred with respect to circumstances surrounding the Project that would cause new or substantially more severe environmental effects which were not previously analyzed in the EIR. Therefore, no further environmental review is required beyond this Addendum.

The certified EIR can be accessed via the following link:

http://www.edcgov.us/Government/Planning/Zoning_Ordinances_for_Specific_Plans.aspx#EI%20Dorado%20Hills

II. Purpose of this Addendum.

This Addendum is focused upon the re-designation/rezone of the 4.27 acre J5 Parcel and its inclusion within the J5/J6 residential subdivision. It is intended to evaluate whether this modification to the EDHSP would result in any new or substantially greater effects or require any new mitigation measures not identified in the prior EIR. This Addendum, together with the EIR, will be utilized by the County as the environmental clearance for the project. Previous residential subdivisions within the EDHSP have been deemed exempt from further review pursuant to CEQA Guidelines Section 15182. Staff initially intended to apply this exemption, as the resulting residential development is generally consistent with the Specific Plan. However, with respect to the 4.27-acre portion of the project which is subject to a land use and zoning change, the exemption is technically inapplicable. Staff has determined that this Addendum is the appropriate document to analyze this project.

III. Background/Existing Villages J5 and J6 Approvals.

The El Dorado Hills Specific Plan (EDHSP) was adopted and an EIR was certified by the El Dorado County Board of Supervisors on July 18, 1988. The EDHSP consisted of approximately 4,000 acres with anticipated land uses consisting of commercial, open space, and recreational facilities, along with 6,162 residential units at build-out.

Approximately 4,000 residential parcels currently exist, and it is currently anticipated that at build-out, the residential unit count will not exceed 4,900, or 20% less than analyzed and approved.

Serrano Village J5/J6 is located in the eastern portion of the Specific Plan area along Bass Lake Road and is comprised of 36 acres surrounded by existing and future residential and commercial development within the EDHSP, the existing Bridlewood subdivision and the approved Bass Lake Hills Specific Plan. Village J was originally planned to accommodate 342 residential units and 45 acres of neighborhood commercial development over 117 acres. Through a series of planning director and planning commission modifications to the Specific Plan, consistent with the terms of initial project approvals, the amount of land available for neighborhood commercial development has been reduced to two parcels, an 11.68 acre parcel in Village J5 referred to as the Phase 1 Commercial (approved for 118,000 square feet of neighborhood commercial uses and a gas station), and a 4.27 acre parcel also located in Village J-5, across Sienna Ridge Road from the Phase 1 Commercial, referred to as the Phase 2 Commercial. Current approved entitlements for the Phase 2 Commercial Parcel include a 24-hour gas station with a car wash, a retail building with a drive-through, a pharmacy with a drive-through, along with typical mixed retail shop space. The Phase 2 Commercial has an approved Planned Development (PD) Permit and Tentative Parcel Map permitting the construction of 32,584 square feet of retail/commercial uses. Village J6 is comprised of 32.15 acres of land zoned for residential uses. A tentative subdivision map and planned development permit was approved for the J6 parcel on April 13, 2010, allowing the development of 204 clustered, two-story residential units within the 32.15 acres comprising Village J6. That approval was deemed exempt from further review per CEQA Guidelines Section 15182.

IV. Proposed Village J5/J6 Project

The current application proposes a 148-unit single-family residential subdivision map over the entire 36.03 acres comprised of the existing J6 residential parcel, together with the 4.27 acre J5, Phase 2 Commercial Parcel. Any residential development within the existing J6 parcel would be exempt from further environmental review pursuant to CEQA Guidelines Section 15182 as a residential subdivision consistent with an approved Specific Plan. However, because the 4.27 acre J5 parcel would require a rezone, staff has determined that the exemption provided by Section 15182 does not apply to that parcel. Therefore, this Addendum has been prepared.

Approval of the current application would result in the elimination of the approved 32,584 square foot retail/commercial project and gas station approved for Village J5, Phase 2. It would also eliminate the 204-unit residential tentative subdivision map approved for Village J6. Instead, the entire Village J5/J6 would be the subject of a new, reduced density, 148 unit tentative map for typical single-family residential units.

V. CEQA Framework For This Addendum

For a proposed modified project, State CEQA Guidelines (Sections 15162 and 15164) provide that an Addendum to an adopted EIR may be prepared if some changes or additions are necessary but none of the following conditions calling for the preparation of a subsequent EIR have occurred:

Substantial changes in the project which require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

Substantial changes with respect to the circumstances under which the project is undertaken which require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of EIR adoption, shows any of the following:

- i) the project will have one or more significant effects not discussed in the EIR,
- ii) the project will result in impacts substantially more severe than those disclosed in the EIR,
- iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative, or
- iv) mitigation measures or alternatives that are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

The purpose of this Addendum is to evaluate the redesignation of 4.27 acres within the Specific Plan area from commercial to residential zoning and the impacts of the overall J5/J6 residential subdivision. Based on the analysis provided below, an Addendum to the prior certified EIR is the appropriate CEQA document.

VI. Discussion

A. Traffic Impacts.

The project would not result in new or substantially more significant traffic impacts than previously analyzed. The EDHSP EIR anticipated and analyzed 6,162 residential units, together with 45 acres of commercial uses. Build-out of the EDHSP is currently contemplated to be 4900 residential units, or 80% of that analyzed by the EIR. The current approvals for the subject project consist of 32,584 square feet of commercial development and 204 single-family attached residential units. The proposed project would eliminate 32,584 square feet of commercial development

and would reduce residential units by 56. Whether analyzing the Specific Plan as a whole, or just focusing on the modification to the existing J5/J6 entitlements, daily vehicle trips would be reduced from those previously analyzed. A summary of the reduction in traffic impacts as a result of the proposed project is shown in the summary traffic analysis prepared by Fehr & Peers, attached hereto as Exhibit A. Total trips are reduced by 17%, while AM and PM peak hour trips are reduced by approximately 15% for the proposed land use as compared to the existing land use.

B. Noise Impacts.

Noise impacts would be reduced due to the elimination of the commercial development and its attendant loading zones, 24-hour gas station, car wash and drive-through windows. The duration of construction noise impacts will be reduced due to the smaller number of units to be constructed overall and the elimination of the commercial center. Noise impacts upon residential uses were fully addressed in the EIR and the mitigation measures adopted therein will be applicable to the J5/J6 project, consistent with previously developed residential villages within the EDHSP. The residences located within the proposed Village J5/J6 residential project would be exposed to noise from both Bass Lake Road and from the J5, Phase I commercial project. Per County policy, an Environmental Noise Analysis was prepared by Bollard Acoustical Consultants, dated November 22, 2016, a copy of which is attached hereto as Exhibit B. Standard noise mitigation measures have been incorporated within project conditions and no new or more severe impacts were found to exist from those previously analyzed. Certain noise attenuation measures previously imposed upon the Phase 2 Commercial will no longer be necessary.

C. Public Service Impacts.

No new or more severe effects would occur as a result of the proposed project. Public Service Impacts were fully analyzed in the EIR and the mitigation measures developed therein will be applicable to the project. The elimination of the commercial project and the reduction in residential unit count will result in corresponding reductions in calls for sheriff and fire services and in student generation as opposed to the existing Approved Projects. Water use, sewage generation, refuse collection, utility services, etc., would be lower due to the reduced number of residential units and the elimination of the commercial center. The included village park acreage is slightly increased, notwithstanding the unit count reduction.

D. Air Quality Impacts.

No new or more severe effects would occur as a result of the proposed project. The proposed land uses would result in less combined net levels of construction related CAP and precursor emissions in comparison to the approved land use. Operational emissions associated with the proposed land use would also be less than the approved land use. (See Memorandum from Ascent Environmental dated 4-26-17, attached as Exhibit C.)

E. Greenhouse Gas Impacts.

Given the reduction in residential units and the elimination of the retail uses, the proposed project would result in reduced GHG emissions (2009 MT CO₂e/year) than the approved land use. (See Memorandum from Ascent Environmental dated 4-26-17 attached as Exhibit B.)

F. Aesthetics Impacts.

No new or more severe aesthetic impacts will occur as a result of the proposed project. The reduced-scale residential village which replaces the approved project will be buffered from surrounding roadways by an enhanced, 25-foot minimum landscaping corridor and 6-foot soundwalls, consistent with other residential portions of the Serrano project. Residential units will be reduced from 204 two-story units to 148 units with both 1 and 2 story elevations, reducing the massing effect visible from adjacent roadways. The commercial development, including the large gas station canopy, will be replaced by residential development, resulting in less concentrated aesthetic impacts at the Bass Lake Road/Sienna Ridge intersection. The Bass Lake Road encroachment (driveway) into the Phase 2 commercial center will be eliminated. Slightly greater tree canopy preservation is afforded by the proposed land use as opposed to the approved land use.

G. Other Impacts.

Geologic Resources, Hydrology, Water Quality, Mineral Resources, Aesthetic Impacts, etc., were fully analyzed in the EIR, would be unaffected by the proposed project, and applicable mitigation measures developed remains in effect for the J5/J6 residential project.

VII. Conclusion

On the basis of the discussion above, the proposed Specific Plan modification would result in a reduced density residential project consistent with EDHSP policies. The proposed project will not result in new or more severe significant environmental effects not previously analyzed and therefore do not trigger additional CEQA review. Thus, this Addendum satisfies the requirements of CEQA Guidelines Sections 15162 and 15164.

Exhibits

- A. Serrano Village J5/J6 Traffic Memorandum
- B. Serrano Village J5/J6 Environmental Noise Analysis
- C. Serrano Village J5/J6 Air Quality/Greenhouse Gas Analysis