

# CONTRACT ROUTING SHEET

Date Prepared: February 6, 2018

Need Date: February 9, 2018

**PROCESSING DEPARTMENT:**

Department: Planning & Building Dept.

Dept. Contact: Char Tim

Phone #: X5351

Department: \_\_\_\_\_

Head Signature: *Roger Trons*

**CONTRACTOR:**

Name: Not Applicable

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**CONTRACTING DEPARTMENT:** Planning & Building Dept.

Service Requested: Review of Resolution to Certify EIR (El Dorado Hills Apartments)

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: 2/7/18 By: D. Livingston

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

EL DORADO COUNTY COUNSEL

2018 FEB -7 AM 8:51

\* ATTACH EXHIBITS A (CEQA FINDINGS) AND B (MMRP)

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

Approved: N/A Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

**NOT APPLICABLE**

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

Departments: \_\_\_\_\_

Approved: N/A Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_



## RESOLUTION NO.

### OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

Resolution Certifying the Final Environmental Impact Report (SCH #2017042017) for the El Dorado Hills Apartments Project (El Dorado County Files Nos. A16-0001/Z16-0004/SP86-0002-R3/ PD94-0004-R3), Adopting CEQA Findings, and Adopting the Mitigation Monitoring and Reporting Program

**WHEREAS**, pursuant to the California Environmental Quality Act (“CEQA”) (Public Resources Code Section 21000 et seq.), the County of El Dorado (the “County”) has prepared an Environmental Impact Report (“EIR”) (SCH #2017042017) for the El Dorado Hills Apartments Project (the “Project”); and

**WHEREAS**, the Project would be constructed on an approximately 4.56-acre site, located on the northwestern corner of the intersection of Town Center Boulevard and Vine Street within the Town Center East Commercial Center in El Dorado Hills; and

**WHEREAS**, the Project proposes the following discretionary approvals: General Plan Amendment (A16-0001), Rezone (Z16-0004), Specific Plan Revision (SP86-0002-R3), and Planned Development Revision (PD94-0004-R3); and

**WHEREAS**, the Project proposes to construct a 4-story, 214-unit apartment complex, comprising two apartment buildings, a parking structure, outdoor recreation areas, and an informal open space area; and

**WHEREAS**, on April 7, 2017, the County distributed a Notice of Preparation (“NOP”) for the EIR for the Project for a 30-day review period; 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**, on June 30, 2017, a Notice of Availability (“NOA”) of the DEIR, and the requisite number of copies of the DEIR, were delivered to the State Clearinghouse and mailed to affected public agencies, organizations, and interested parties; and

**WHEREAS**, copies of the NOA were mailed to all individuals located within one mile of the project boundaries, and the DEIR and the NOA were posted electronically on the County’s website, and hard copies were made available for public review at the Community Development Agency in Placerville, California, and the El Dorado County Main Library and West Slope Branches; and

**WHEREAS**, the County originally identified a 45-day public review and comment period for the DEIR, which ended on August 14, 2017, and which the County then extended until August 30, 2017; and

**WHEREAS**, on August 10, 2017, and therefore during the DEIR comment period, the El Dorado County Planning Commission (“Planning Commission”) held a study session and public hearing on the DEIR, for the purpose of discussing the DEIR and receiving public comments on the document; and

**WHEREAS**, written comments were submitted during the DEIR comment period by public agencies and members of the public, and after consideration thereof, written responses were prepared for said comments; and

**WHEREAS**, on or about December 6, 2017, the Final EIR, which included written responses to the public and agency comments, was released to the public and posted on the County's website. 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 action was taken by the County with respect to the Final EIR and the Project; and

**WHEREAS**, the Final EIR for the Project consists of the DEIR, the appendices thereto, the comments on the DEIR, written Responses to said Comments, and certain revisions to the DEIR, all of which documents constitute and shall be collectively referred to herein as the "Final EIR"; and

**WHEREAS**, the DEIR identifies potentially significant impacts that may result from implementation of the Project and mitigation measures proposed to mitigate those impacts to less-than-significant levels; and

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

**WHEREAS**, on January 11, 2018, the Planning Commission held a public hearing noticed and published in accordance with State law and local ordinance to consider the Project, the Planning 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 Planning Commission; and

**WHEREAS**, the Planning 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, adopt the MMRP, and approve the Project; and

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

**WHEREAS**, on February 13, 2018, the Board of Supervisors held its public hearing to consider the Project and received verbal presentations 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 to the Board, the Board finds that the Final EIR prepared for the 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, 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 are set forth more specifically in attached Exhibit "A," which is incorporated herein by reference. The CEQA Findings, which are based on substantial evidence, were reviewed by the Board. The CEQA Findings reflect that all potentially

significant environmental effects will be reduced to a level of less than significant through the adoption and implementation of feasible mitigation measures identified in the Final EIR and set forth in the MMRP, which is attached hereto as Exhibit "B" and incorporated herein by reference; and

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

1. The Final EIR has been completed and processed in compliance with CEQA.
2. The Board of Supervisors has been presented the Final EIR and has reviewed and considered the information contained in the Final EIR prior to approving the Project.
3. The Board of Supervisors hereby adopts the Mitigation Monitoring and Reporting Program attached as Exhibit "B" and incorporated herein by reference and finds that it is adequate with respect to those mitigation measures imposed on the Project.
4. The Final EIR reflects the independent judgment of the County.
5. The Final EIR is thus certified and the Board of Supervisors makes the related CEQA Findings as attached in Exhibit "A."
6. 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.
7. The Board of Supervisors further finds that mitigation measures have been required which feasibly mitigate and substantially lessen all significant effects on the environment.

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: CEQA Findings of Fact  
 B: Mitigation Monitoring and Reporting Program