



Legislation Details

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On agenda: 9/13/2016 **Final action:** 9/13/2016

Title: HEARING - To consider the recommendation of the Planning Commission on the Saratoga Estates Project (Tentative Map TM14-1520/Rezone Z14-0007/Planned Development PD14-0006/Development Agreement DA15-0001) on property identified by Assessor's Parcel Number 120-070-02, consisting of 121.28 acres, located in the Community Region of El Dorado Hills, submitted by Renasci Development, LLC; and recommending the Board take the following actions:

- 1) Adopt Resolution 163-2016 (Attachment 3A) certifying the Environmental Impact Report (SCH 2015032058) for the proposed Saratoga Estates Residential Project, subject to the California Environmental Quality Act Findings and Statement of Overriding Considerations (Attachment 2G) and to include the Errata Sheet (Attachment 3I);
- 2) Adopt the Mitigation Monitoring Reporting Program (Attachment 2G), in compliance with the California Environmental Quality Act Guidelines Section 15097(a) and to include the Errata Sheet (Attachment 3I);
- 3) Adopt Ordinance (Attachment 3B) rezoning property from One-family Residential (89.5 acres) and Open Space (34.9 acres) to One-family Residential-Planned Development (79.17 acres) and Open Space-Planned Development (42.11 acres) (Rezone Z14-0007), based on the Findings (Attachment 3D) as presented;
- 4) Approve Development Plan PD14-0006 based on the Findings (Attachment 3D) and subject to the Conditions of Approval (Attachment 3E) as presented. Residences will be served by gated private roads. The development will provide two public parks, open space, and landscape areas totaling 42.11 acres; internal pedestrian/bicycle circulation consisting of sidewalks, pedestrian pathways, open space trails, and multi-use trail; and a public Class 2 bike lane along Wilson Boulevard through the Project site to Saratoga Way;
- 5) Approve the Tentative Subdivision Map consisting of 317 residential lots, three park lots, four open space lots, four landscape lots, four road lots, and one park/public utility lot (Tentative Map TM14-1520), based on the Findings (Attachment 3D) and subject to the Mitigation Monitoring Reporting Program (Attachment 2G) and Conditions of Approval (Attachment 3E) as presented and to include the Errata Sheet (Attachment 3I);
- 6) Approve Design Waivers 1 through 5, based on the Findings (Attachment 3D) and subject to the Conditions of Approval (Attachment 3E) as presented; and
- 7) Adopt the Ordinance (Attachment 3C) approving the Saratoga Estates Development Agreement (Development Agreement DA14-0001). (Supervisory District 1)

Sponsors:

Indexes:

Code sections:

Attachments: 1. APPROVED First Addendum to EIR by Development Services Director 02-07-17, 2. 3A - Blue Route and Resolution-Certifying EIR BOS 9-13-16, 3. 3B - Blue Route and Ordinance-Rezone BOS 9-13-16, 4. 3C - Blue Route and Ordinance-Development Agreement BOS 9-13-16, 5. 3D - Findings BOS 9-13-16, 6. 3E - Conditions of Approval BOS 9-13-16, 7. 3F - Revised Exhibit E-Site Plan BOS 9-13-16, 8. 3G - Revised Exhibit F-Tentative Map BOS 9-13-16, 9. 3H - Exhibit P-Proposed Change to Lot Pattern on D Street and N Court BOS 9-13-16, 10. 3I - Errata Sheet BOS 9-13-16, 11. 3J - Proof of Publication BOS 9-13-16, 12. Public Comment Rcvd 9-13-16 BOS 9-13-16, 13. Public Comment Rcvd 9-13-16 BOS 9-13-16, 14. Email from Auditor Rcvd 9-12-13 BOS 9-13-16, 15. Public Comment Rcvd 9-12-16 BOS 9-13-16, 16. Public Comment Rcvd 9-9-16 BOS 9-13-16, 17. Public Comment Rcvd 9-7-16 BOS 9-13-16, 18. Public Comment Rcvd 9-6-16 BOS 9-13-16, 19. Public Comment Rcvd

9-2-16 BOS 9-13-16, 20. FINAL Findings, 21. FINAL Conditions of Approval, 22. FINAL Errata, 23. APPROVED STAMPED Exhibits, 24. APPROVED STAMPED Map, 25. RECEIPT-Notice of Determination, 26. FILED-Notice of Determination, 27. Executed Ordinance 5042, 28. Executed Ordinance 5043, 29. Executed Resolution 163-2016, 30. Executed Recorded Agreement 9-13-16, 31. 2A - Staff Report PC 8-25-16, 32. 2B - Findings PC 8-25-16, 33. 2C - Conditions of Approval PC 8-25-16, 34. 2D - Staff Report Exhibits A-K PC 8-25-16, 35. 2E - Staff Report Exhibit L-Draft Environmental Impact Report PC 8-25-16, 36. 2F - Staff Report Exhibit M-Final Environmental Impact Report PC 8-25-16, 37. 2G - Staff Report Exhibits N-O PC 8-25-16, 38. 2H - Proof of Publication PC 8-25-16, 39. 2I - Staff Memo 8-24-16 PC 8-25-16, 40. 2J - Applicant's PowerPoint Presentation PC 8-25-16, 41. 2K - Applicant's Handout-New Exhibit PC 8-25-16, 42. Public Comment Rcvd 8-25-16 PC 8-25-16, 43. Public Comment Rcvd 8-22-16 PC 8-25-16, 44. A - Informational Workshop-Staff Memo PC 5-26-16, 45. B - Informational Workshop-Staff Memo Exhibits A-E PC 5-26-16, 46. C - Informational Workshop-Staff Memo Exhibit F-Draft EIR PC 5-26-16, 47. Informational Workshop-Handouts from Audience-PC 5-26-16, 48. Informational Workshop-Planning Commission Minutes 5-26-16

Date	Ver.	Action By	Action	Result
9/13/2016	3	Board of Supervisors	Approved	Pass
9/13/2016	3	Board of Supervisors	Approved	Pass
8/25/2016	2	Planning Commission	Approved	Pass
5/26/2016	1	Planning Commission		