



## Legislation Details

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**File #:** 17-0381      **Version:** 3  
**Type:** Agenda Item      **Status:** Approved  
**File created:** 3/30/2017      **In control:** Board of Supervisors  
**On agenda:** 6/27/2017      **Final action:** 6/27/2017

**Title:** HEARING - To consider the recommendation of the Planning Commission on the Serrano Village J5/J6 Project (Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Subdivision Map TM13-1511) on property identified by Assessor's Parcel Numbers 123-570-03 and 123-570-04, consisting of 36.03 acres in the El Dorado Hills area, submitted by Serrano Associates, LLC. The applicant, Serrano Associates, LLC, has requested the Board take the following actions:

- 1) Approve the Addendum to the El Dorado Hills Specific Plan Environmental Impact Report (Attachment 2B), pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164;
- 2) Adopt Specific Plan Amendment SP13-0002 based on the Findings presented (Attachment B);
- 3) Approve Z13-0002 rezoning of approximately a 4.27-acre portion of Assessor's Parcel Number 123-570-03 from Community Commercial-Planned Development to Single-Unit Residential-Planned Development based on the Findings presented (Attachment B);
- 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 presented (Attachment B);
- 5) Approve Tentative Subdivision Map TM13-1511 (September 2016) based on the Findings and subject to Conditions of Approval presented (Attachments B and C);
- 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 presented (Attachments B and C);
- 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 presented (Attachments B and C);
- 8) Approve changes identified in the Staff Memo dated May 18, 2017 (Attachment 2A), modifying wording in the Staff Report (Attachment A), amending Finding 1.1, and approving Corrected Exhibit L-Serrano Village J5/J6 Tentative Subdivision Map (Attachment 2F); and
- 9) Adopt Ordinance 5053 for said rezone (Attachment 3A). (Est. Time: 45 Min.)

The Planning Commission recommended denial of these applications at a hearing held on May 25, 2017 (3-2 Vote), and staff has prepared Findings for Denial for the Board's consideration (Attachment 3B). (Supervisory District 1)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 3A - Approved Contract Routing Sheet and Rezone Ordinance BOS 6-27-17, 2. 3B - Findings for Denial BOS 6-27-17, 3. 3C - PD07-0008-Serrano Village J5 Commercial Center Approved Plans BOS 6-27-17, 4. 3D - Proof of Publication-Mountain Democrat BOS 6-27-17, 5. Executed Ordinance 5053, 6. Ordinance 5053-Proof of Publication, 7. FINAL Findings, 8. FINAL Conditions of Approval, 9. APPROVED STAMPED Exhibits, 10. APPROVED STAMPED Map, 11. APPROVED Addendum to the El Dorado Hills Specific Plan EIR, 12. CORRECTED Exhibit L, 13. RECEIPT-Notice of Determination, 14. FILED-Notice of Determination, 15. 2A - Staff Memo 05-18-17 PC 05-25-17, 16. 2B - Staff Memo 05-18-17 Attachment 1 (Addendum to EIR) PC 05-25-17, 17. 2C - Staff Memo 05-18-17 Attachment 1-Exhibit A (Traffic Memo) PC 05-25-17, 18. 2D - Staff Memo 05-18-17 Attachment 1-Exhibit B (Noise

Analysis) PC 05-25-17, 19. 2E - Staff Memo 05-18-17 Attachment 1-Exhibit C (AQGHG Analysis Memo) PC 05-25-17, 20. 2F - Staff Memo 05-18-17 Attachment 2 (Corrected Exhibit L) PC 05-25-17, 21. 2G - Staff Memo 05-18-17 Attachment 3 (EDH APAC Comment Letter) PC 05-25-17, 22. 2H - Applicant's Presentation Document PC 05-25-17, 23. Public Comment Rcvd 05-25-17 PC 05-25-17, 24. A - Staff Report PC 04-13-17, 25. B - Findings PC 04-13-17, 26. C - Conditions of Approval PC 04-13-17, 27. D - Staff Report Exhibits A-L PC 04-13-17, 28. E - Staff Report Exhibits M-W PC 04-13-17, 29. F - Proof of Publication-Mountain Democrat PC 04-13-17, 30. G - Staff Memo 04-12-17 (Continuance Request) PC 04-13-17, 31. Public Comment Rcvd 04-11-17 to 04-12-13 PC 04-13-17, 32. Public Comment Rcvd 04-04-17 PC 04-13-17

Date	Ver.	Action By	Action	Result
6/27/2017	3	Board of Supervisors	Approved	Pass
6/27/2017	3	Board of Supervisors	Approved	Pass
5/25/2017	2	Planning Commission	Denied	Pass
4/13/2017	1	Planning Commission	Continued	Fail
4/13/2017	1	Planning Commission	Continued	Pass