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ADDENDUM TO NEGATIVE DECLARATION PREPARED FOR S05-0003 DIAMOND VILLAS SENIOR CARE FACILITY

**File Number P07-0007 – Diamond Villas Senior Housing Tentative Parcel Map
August 15, 2007 Zoning Administrator Hearing**

INTRODUCTION

On November 17, 2005, the El Dorado County Planning Commission approved the Diamond Villas Senior Housing special use permit S05-0003 and the Negative Declaration prepared for S05-0003 pursuant to the California Environmental Quality Act (CEQA). The approvals were made based on the findings and conditions adopted by the commission as part of that of approval for S05-0003. Combined, the findings, conditions, and the Negative Declaration assessed the impacts for the two-phase senior residential care facility approved under S05-0003. Phase I of the use permit approved a 37,830 square foot building comprised of 50 private and semi-private units to house 75 residents in need of a greater level of care. Phase II approved a 14,677 square foot facility comprised of 44 private and semi-private units for residents in need of a lower level of care.

This site is located west of Panther Lane one mile south of the intersection of Fowler Lane and Pleasant Valley Road in the Diamond Springs area. The property has been rough graded with a County issued grading permit 147807-1 based on the provisions established by S05-0003. The site remains vacant pending approval of the financial tentative parcel map application and this addendum.

STATUTORY BACKGROUND

The El Dorado County Community Services Department, acting as the Lead Agency, determined that an addendum was the appropriate environmental document under CEQA because no additional impacts would be created by the approval of this financing tentative parcel map. A subsequent Negative Declaration is not required based on *CEQA Guidelines Section 15162* and this addendum is being prepared based on *CEQA Guidelines Section 15164(b)* because the map would not involve substantial changes requiring major revision of the previous Negative Declaration due to the involvement of new significant environmental effects. Further, there would be no substantial increases in the severity of significant effects previously

EXHIBIT I

identified in the Negative Declaration because no significant effects were identified under the current application.

EVALUATION OF CURRENT PROJECT

This tentative parcel map application proposes to subdivide a 4.22 acre lot into a 2.22 acre Parcel 1 and a 2.0 acre Parcel 2 for financial purposes. The conditions and impacts associated to S05-0003 continue to apply to this project. Such impacts were assessed during the review of the original Initial Study and in the preparation of the Negative Declaration that was adopted for S05-0003. There would be no other improvements required for this project or related impacts that would necessitate a higher level of environmental review, as outlined in *CEQA Guidelines Sections 15162 and 15164(b)*.

SUMMARY OF FINDINGS

Under *Section 15164(c)* of the *CEQA Guidelines*, the County is not legally required to publicly circulate this addendum. However, the County believes that the addendum format and public review process will assist the decision-makers (Planning Commission) in providing information to individuals and public agencies about the proposed project, and will afford the public with an opportunity to comment on the proposed parcel map P07-0007. The County prepared this addendum and will distribute this document for a ten day period following CEQA public notification procedures.