

21. 09-0906

HEARING - Consider the recommendation of the Planning Commission on Rezone Z07-0033/Planned Development PD07-0020/Tentative Map TM07-1448 on property identified by APN 331-420-12, consisting of 24.3 acres, in the El Dorado area, submitted by Michael, Robin, and Joshua McCann; and recommending the Board take the following actions:

1) Adopt the Mitigated Negative Declaration based on the initial study prepared by staff with the revisions identified in Staff Memo dated April 20, 2010;

2) Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the Conditions of Approval and Mitigation Measures listed in Attachment 1;

3) Approve Z07-0033 rezoning APN 331-420-12 from Planned Agricultural 20-Acre (PA-20) to One-Family Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD), based on the findings listed in Attachment 1;

4) Approve Planned Development PD07-0020 adopting the Development Plan as the official Development Plan based on the findings and subject to the conditions of approval listed in Attachment 1;

5) Approve Tentative Map TM07-1448 based on the findings and subject to the conditions of approval listed in Attachment 1;

(6) Approve the request for design waiver to reduce the sidewalks from six feet to four feet wide;

7) Deny the following design waivers since appropriate findings required in Section 16.40.010 cannot be found to exist: a) to allow Lots 17, 18, 20, 21, 48, 50, 51 and 52 to have less than the required lot widths; and b) to allow flag-shaped lots on Lots 17, 18 and 51; and

8) Adopt Ordinance for said rezone. (District III) (Est. Time: 45 Min.)

(Cont'd 7/28/09, Item 23)

PUBLIC COMMENT

S. Taylor RE: Project not good for area.

A motion was made by Supervisor Sweeney, seconded by Supervisor Briggs, as follows:

1) Direct the applicant to submit a revised map to Development Services that deletes the requests for design waivers, eliminates the three flag lots and shows how the other lots will be configured to meet the 60 foot required width at the road setback line;

2) If the applicant fails to submit the revised map to Development Services within 120 days, direct staff to place the item on the Board of Supervisors calendar for denial;

3) Direct staff to analyze the revised map with a focused EIR; utilizing the 2004 General Plan EIR and the various studies prepared for the McCann Mitigated Negative Declaration to the extent feasible, but doing a complete analysis of the cumulative traffic and circulation impacts that arise from this project and the other reasonably foreseeable projects in the area and especially as to its effects on Union Mine Road and Patterson Road.

Yes: 5 - Knight, Nutting, Sweeney, Briggs and Santiago