

**FROM THE PLANNING COMMISSION MINUTES OF JANUARY 26, 2012**

**9. REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP**

**a. Z11-0001/PD11-0001/TM11-1502/Treviso II** submitted by RIDGEVIEW HOMES WEST, LLC (Agent: CTA Engineering and Surveying) to request the following: (1) Rezone of property from One-Acre Residential-Planned Development (R1A-PD) to One-Family Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD); (2) Development Plan for the proposed clustered residential subdivision (Treviso II) to include 20 residential lots, one open space lot, and modified One-Family Residential (R1) zone district development standards; (3) Tentative Subdivision Map dividing a 6.98-acre lot into twenty (20) Class I residential lots ranging in size from 5,181 square feet to 62,012 square feet, one private road (Lot R) measuring 0.46 acre, and one Open Space lot measuring 2.27 acres; (4) Design Waivers of the following Design and Improvement Standards Manual (DISM) Standard Plan standards: (a) Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso; (b) Reduction of sidewalk width from 6 feet to 4 feet and placement of sidewalk on one side of private road Lot R; (c) Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb and gutters; and (d) Increase the maximum driveway gradient from 16% to 20% serving Lot 20; and (5) Findings of Consistency with General Plan Policy 7.3.3.4 in accordance with the Interim Interpretive Guidelines to reduce setback from 50 feet to 25 feet from an identified wetland. The property, identified by Assessor's Parcel Number 120-700-07, consisting of 6.98 acres, is located at the terminus of existing Via Treviso, approximately 1,361 feet north of intersection with Crestline Circle, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Mel Pabalinas*] (Mitigated negative declaration prepared)\*

Mel Pabalinas presented the item to the Commission with a recommendation of approval to the Board of Supervisors. He referenced a Staff Memo dated 1/25/12 recommending the amendment of Condition #14 to address the oak trees and read it into the record.

Dave Crosariol/applicant's agent responded to Commissioner Rain's inquiry on the second road at the time of build-out and then made the following comments:

- No concerns with Staff Report;
- Responded to recent court ruling on the oak trees by hiring an Arborist, who verified the Plan and endorsed the property as meeting the requirements of Option A; and
- Agreed with staff's recommendation to modify Condition #14.

Tara McCann made the following comments:

- Request that item be continued to provide a better review of project in order to understand how it relates to the Court ruling;
- Cumulative impact to oaks; and
- Requested more clarification on the density of the lots.

Commissioner Mathews stated that the Staff Report contained a list identifying each lot size.

No further discussion was presented.

**Motion: Commissioner Rain moved, seconded by Commissioner Mathews, and carried (5-0), to recommend the Board of Supervisors take the following actions: 1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; 2. Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d); 3. Approve Rezone Z11-0001 based on the Findings as presented; 4. Approve Planned Development PD11-0001, approving the Development Plan as the official Development Plan, based on the Findings and subject to the Conditions of Approval as modified; 5. Approve Tentative Map TM11-1502 based on the Findings and subject to Conditions of Approval modified as follows: (a) Amend Condition #14 as identified in Staff Memo dated 1/25/12; 6. Approve the following Design Waivers based on the Findings as presented: (a) Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso; (b) Reduction of sidewalk width from 6 feet to 4 feet and placement of sidewalk on one side of private road Lot R; (c) Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb and gutters; and (d) Increase the maximum driveway gradient from 16% to 20% serving Lot 20; and 7. Approve a reduction of wetland setback from 50 feet to 25 feet based on the Findings as presented and in accordance with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks).**

**AYES: Pratt, Tolhurst, Mathews, Rain, Heflin**  
**NOES: None**