

# The Vineyards at El Dorado Hills

(TM16-1528/Z16-0002/PD16-0001)



*Board of Supervisors*

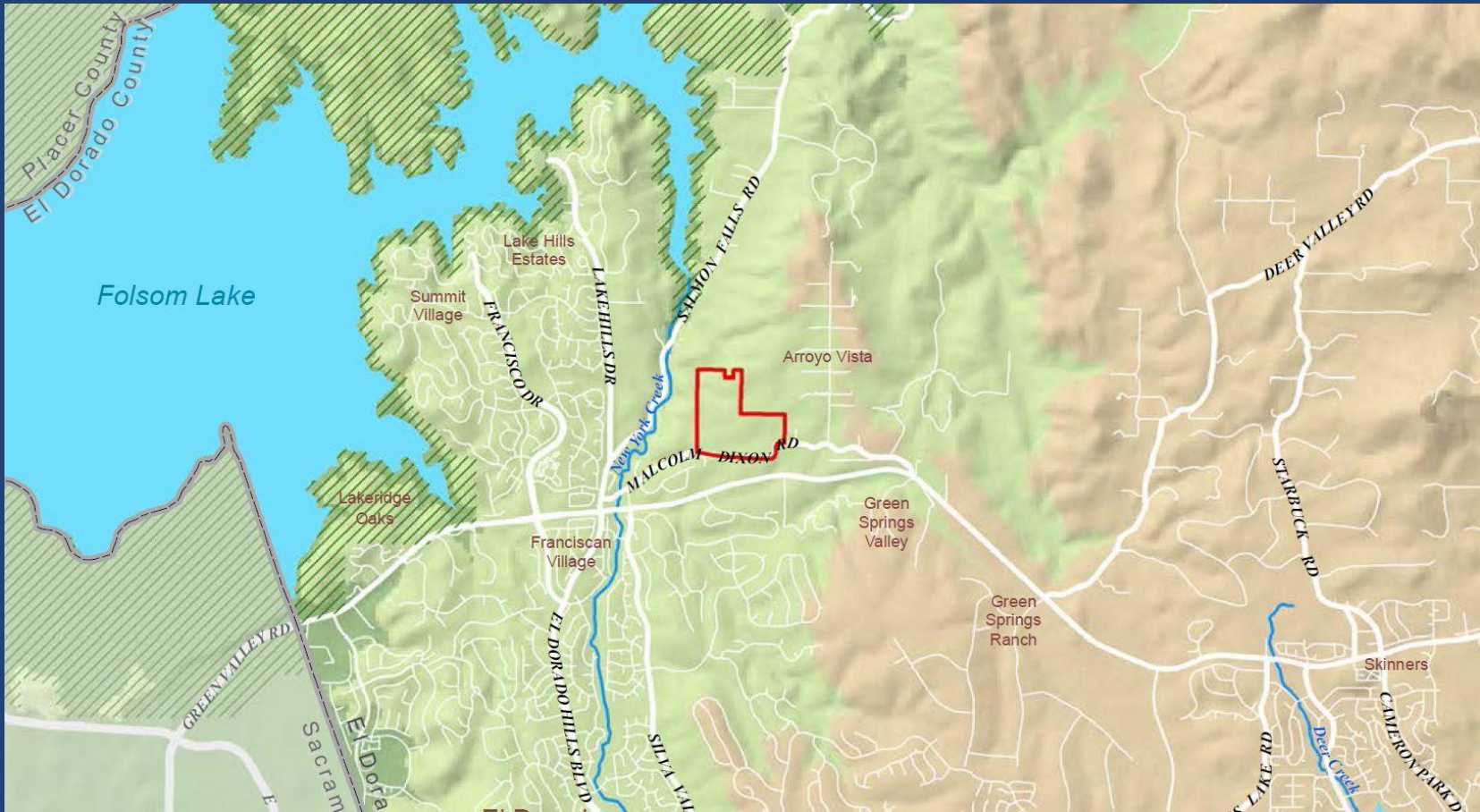
*December 17, 2019*

*Item 57, Legistar File 19-1768*

# Planning Commission Action Background

- Project heard by the Planning Commission on October 24, 2019
- Two written public comments received from EDHAPAC and EDHCSD
- Planning Commission recommended approval 3-0 with direction for the applicant to provide an update to the EIR regarding lifting of the right turn restriction onto Malcom Dixon Road.

# LOCATION



# Project Description

- Tentative Subdivision Map (TM16-1528), Rezone (16-0002) and Planned Development Permit (PD16-0001) for the creation of a total 42 residential parcels, one 6.22 acre roadway lot and five open space lots.
- Gated access to the subdivision would be provided via Malcom Dixon Road. The proposed subdivision and development plan utilizes the Planned Development density bonus.

# Site Overview

## Parcel Data:

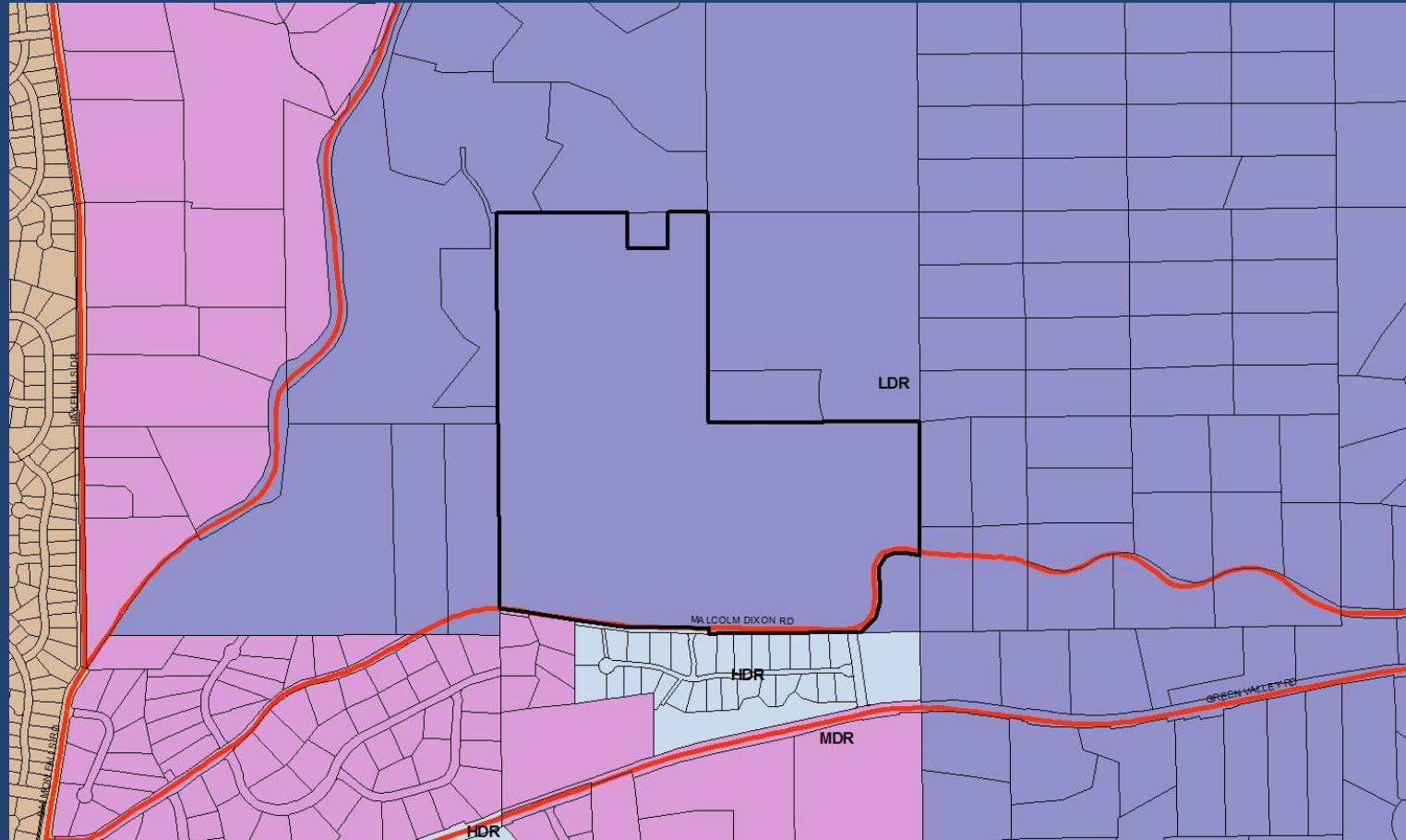
General Plan Designation: Low Density Residential (LDR)

Zone District: Residential Estate, Five-acre (RE-5)

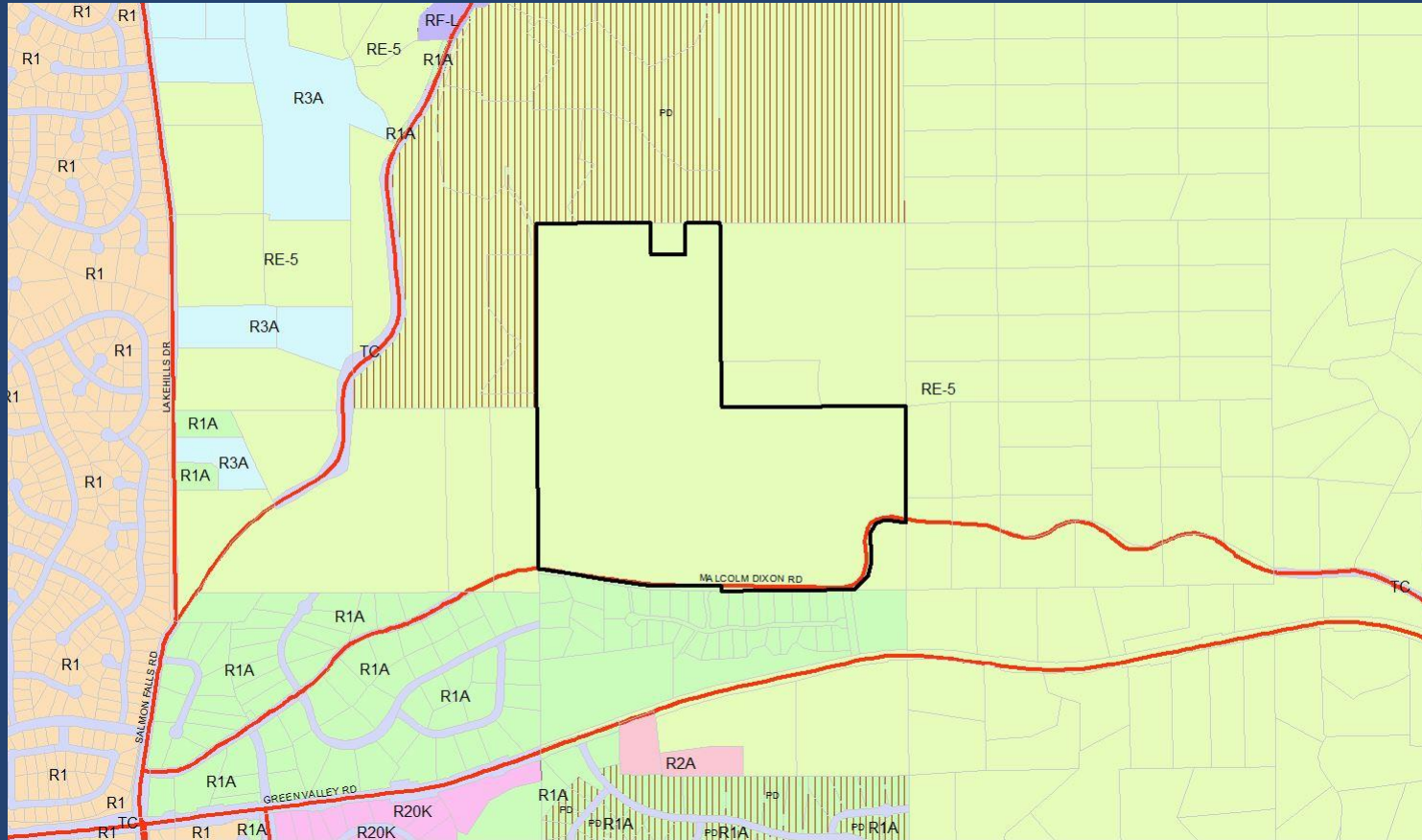
Proposed Zone District: Residential Estate, Five-acre/Planned Development (RE-5/PD)

Acreage: 114.03 acres

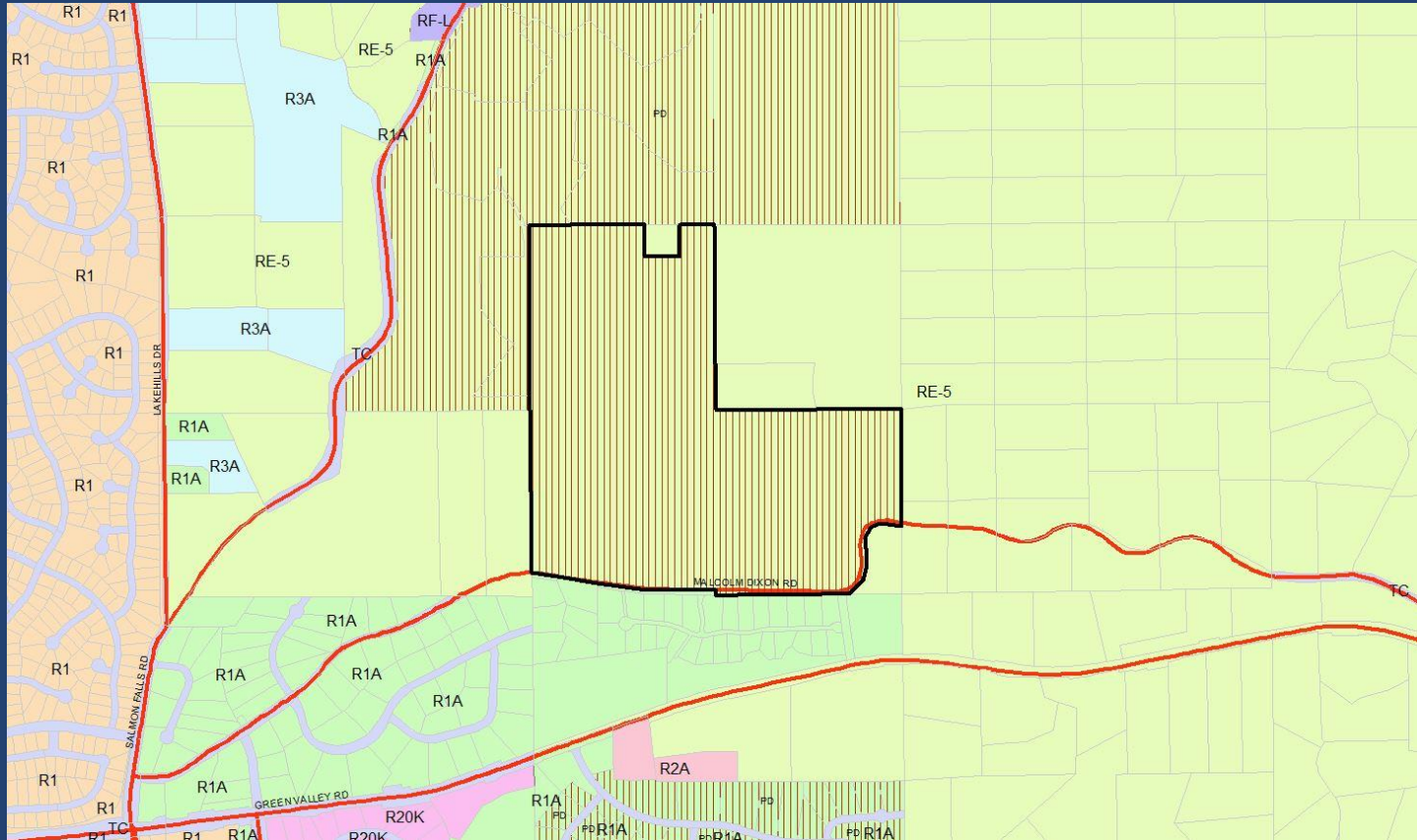
# General Plan Land Use Map



# Current Zone District Map

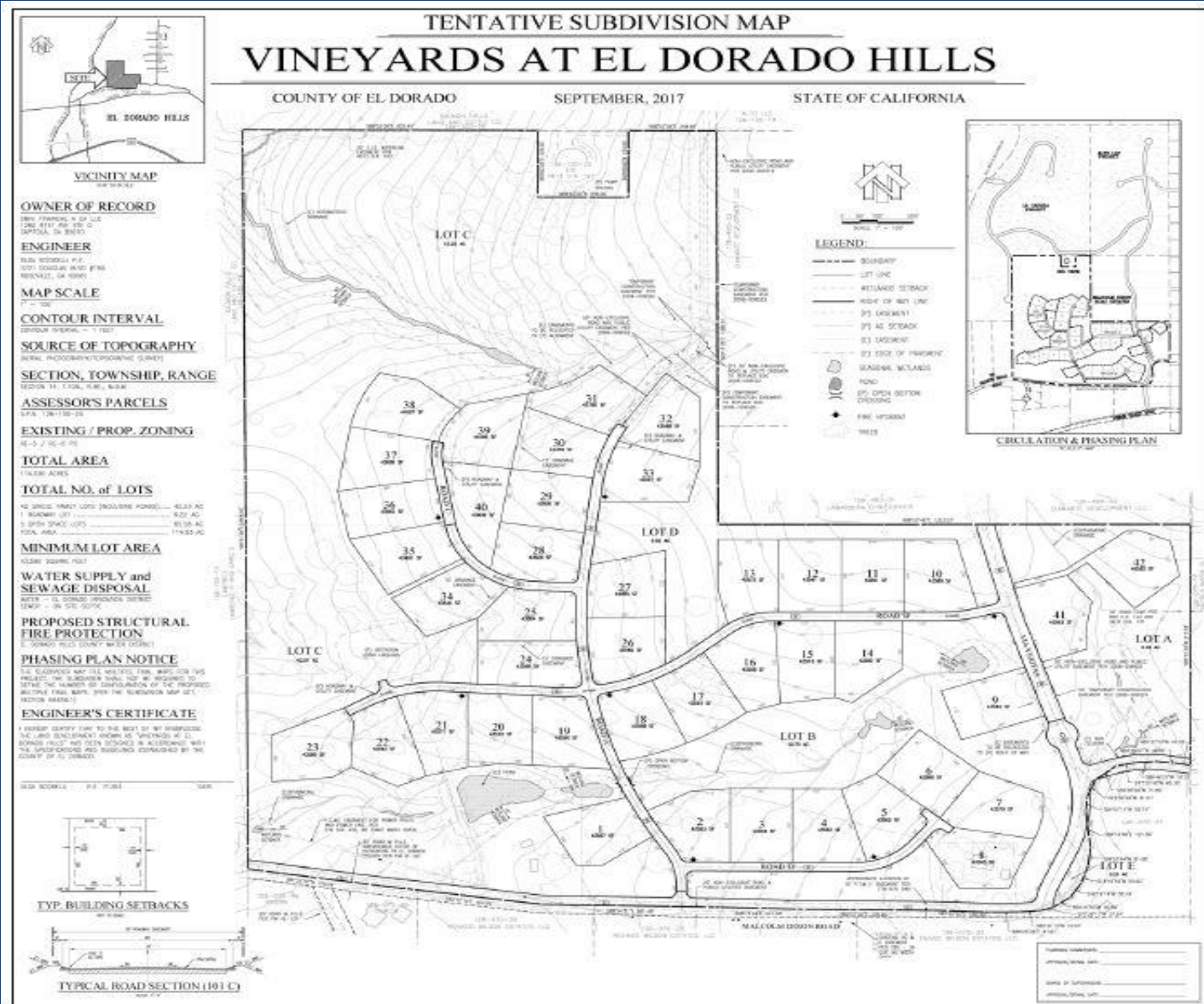


# Proposed Zone District Map

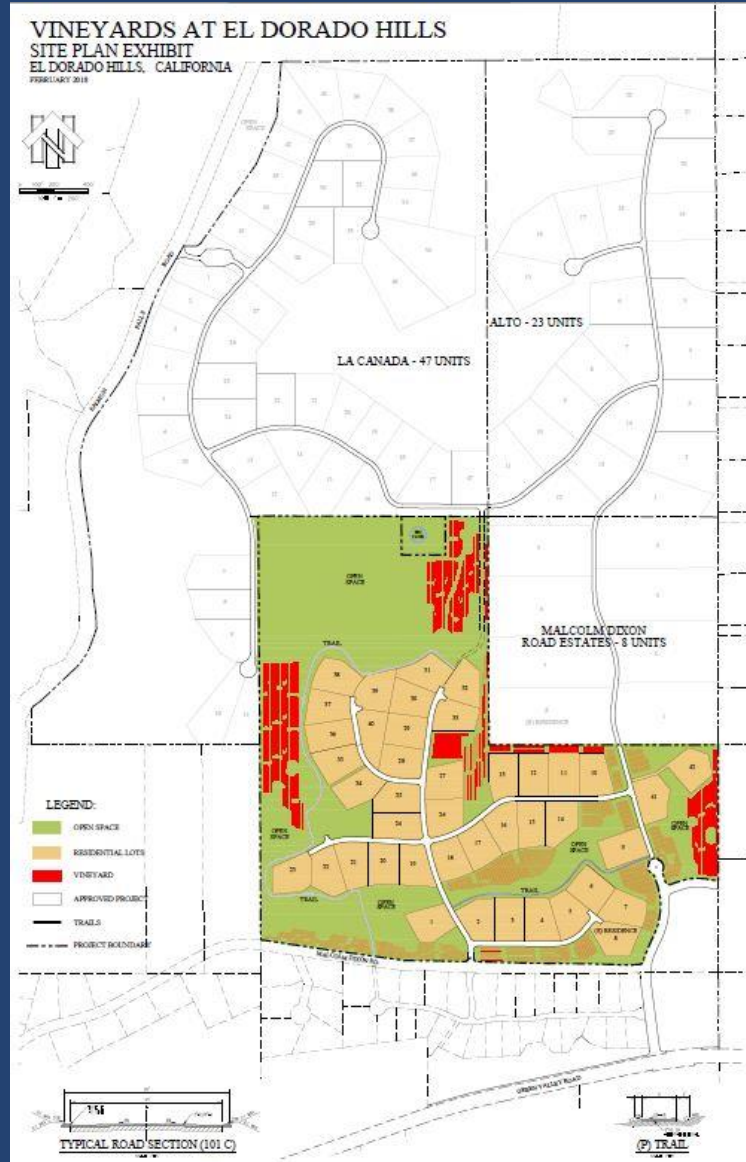




# Proposed Tentative Map



# Conceptual Site Plan



# Analysis

- Consistent with applicable policies of the General Plan and development standards of the Zoning Ordinance
- Environmental Impact Report (EIR) prepared
  - Mitigation Monitoring Reporting Program (MMRP) detailing recommended mitigation measures
  - CEQA Findings and Statement of Overriding Consideration
- Recommended Conditions of Approval (based on agency input) to ensure orderly implementation of the project

# Planning Commission

## Recommendation to BOS

- Certification of the Environmental Impact Report
- Adoption Mitigation Monitoring Reporting Program (MMRP) and CEQA Findings of Fact
- Approval of Rezone, Tentative Map, and Planned Development
- For the project applicant to return with an addendum to the Environmental Impact Report address changes to Mitigation Measure 3.11-3, which placed right turn westbound turn restrictions from the project onto Malcom Dixon Road