



Legislation Details (With Text)

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Title: Hearing to consider Cheplick Tentative Subdivision Map (TM05-1402), Planned Development Permit (PD05-0015), and Rezone (Z05-0018) request for 1) Rezone from Residential Estate Ten Acres (RE-10) to Residential One Acre-Planned Development (R1A-PD); 2) Planned Development Permit for the proposed subdivision as required by the Bass Lake North Specific Plan; 3) Tentative Subdivision Map dividing a 10-acre site into 7 lots including 5 residential lots and 2 landscape lots on property, identified by Assessor's Parcel Number 119-090-021, consisting of 10.0 acres, is located within the Bass Lake Hills Specific Plan (BLHSP), north of U.S. Highway 50 and east of Bass Lake Road, in the unincorporated community of El Dorado Hills area, submitted by Wally Cheplick; Staff recommends the Planning Commission recommend the Board of Supervisors take the following actions:
 1) Find the project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 (Projects Pursuant to a Specific Plan) of Title 14 of the California Code of Regulations (State CEQA Guidelines);
 2) Approve Z05-0018 rezone the project parcel from RE-10 to R1A-PD;
 3) Approve Planned Development Permit PD05-0015; and
 4) Approve Tentative Subdivision Map TM05-1402 based on the Findings and subject to the Conditions of Approval as presented.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-K, 5. E - Notification Map PC 07-14-22 (1000 ft), 6. F - Proof of Publication-Mountain Democrat, 7. G - CORRECTED Proof of Publication-Mountain Democrat, 8. Public Comment Rcvd 07-12-22 PC 07-14-22, 9. RECEIPT Notice of Exemption

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------|----------|--------|
| 7/14/2022 | 1 | Planning Commission | Approved | Pass |

Hearing to consider Cheplick Tentative Subdivision Map (TM05-1402), Planned Development Permit (PD05-0015), and Rezone (Z05-0018) request for 1) Rezone from Residential Estate Ten Acres (RE-10) to Residential One Acre-Planned Development (R1A-PD); 2) Planned Development Permit for the proposed subdivision as required by the Bass Lake North Specific Plan; 3) Tentative Subdivision Map dividing a 10-acre site into 7 lots including 5 residential lots and 2 landscape lots on property, identified by Assessor's Parcel Number 119-090-021, consisting of 10.0 acres, is located within the Bass Lake Hills Specific Plan (BLHSP), north of U.S. Highway 50 and east of Bass Lake Road, in the unincorporated community of El Dorado Hills area, submitted by Wally Cheplick; Staff recommends the Planning Commission recommend the Board of Supervisors take the following actions:
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 3) Approve Planned Development Permit PD05-0015; and
 4) Approve Tentative Subdivision Map TM05-1402 based on the Findings and subject to the

Conditions of Approval as presented.

DISCUSSION / BACKGROUND

Request to consider Tentative Subdivision Map TM05-1402, Planned Development Permit PD05-0015, Rezone Z05-0018/Cheplick submitted by Wally Cheplick request for 1) Tentative Subdivision Map dividing a 10-acre site into 7 lots including 5 residential lots and 2 landscape lots; 2) Planned Development Permit for the proposed subdivision as required by the Bass Lake North Specific Plan; 3) Rezone from Residential Estate Ten Acres (RE-10) to Residential One Acre-Planned Development (R1A-PD). The property, identified by Assessor's Parcel Number 119-090-021, consisting of 10.0 acres, is located north of U.S. Highway 50 and west of Latrobe Road, in the unincorporated community of El Dorado Hills area, Supervisorial District 1. (County Planner: Evan Mattes, 530-621-5994) (Previously certified Bass Lake Road Study Area (BLRSA) Program Environmental Impact Report (EIR) (State Clearing House (SCH) No. 90020375) and Addendum to the BLRSA Program EIR (November 7, 1995)).

A Staff Report is attached.

CONTACT

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