



# County of El Dorado

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## Legislation Details (With Text)

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**File created:** 10/7/2019      **In control:** Planning Commission

**On agenda:** 10/24/2019      **Final action:** 10/24/2019

**Title:** Hearing to consider the Vineyards at El Dorado Hills project to request a Rezone (Z16-0002), a Planned Development (PD16-0001), a Phased Tentative Subdivision Map (TM16-1528), and a Design Waiver on property identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, in the Rural Region in the El Dorado Hills area, submitted by Omni Financial, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Resolution certifying the Environmental Impact Report, subject to California Environmental Quality Act Findings and Statement of Overriding Considerations;
- 2) Adopt the Mitigation Monitoring Reporting Program detailing the recommended Mitigation Measures in the Environmental Impact Report, in compliance with California Environmental Quality Act Guidelines Section 15097(a);
- 3) Approve Z16-0002 rezoning Assessor's Parcel Number 126-100-024 applying the Planned Development Combining Zone to the existing underlying zoning of Estate Residential, Five-acre resulting in the new zoning of Estate Residential, Five-acre-Planned Development based on the Findings presented;
- 4) Approve Planned Development PD16-0001 establishing a Development Plan allowing the project to utilize density bonuses by clustering residential parcels and dedicating open space and allowing reduced setbacks of 20 foot front setbacks, 15 foot side setbacks and 30 foot rear setbacks for the Vineyards at El Dorado Hills Project, based on the Findings and subject to the Conditions of Approval as presented;
- 5) Approve the Phased Tentative Subdivision Map TM16-1528 consisting of 42 residential lots ranging in size from 43,560 to 46,562 square feet, five open space lots, and one road lot, based on the Findings and subject to the Mitigation Monitoring Reporting Program and Conditions of Approval as presented; and
- 6) Approve the Design Waiver to reduce the standard 101C road width easement from 50 feet to 30 feet as the Findings could be made.  
(Supervisorial District 4)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-M, 5. E - Staff Report Exhibit N(1)-Draft Environmental Impact Report, 6. F - Staff Report Exhibit N(2)-Appendices A-B, 7. G - Staff Report Exhibit N(3)-Appendix C, 8. H - Staff Report Exhibit N(4)-Appendices D-H, 9. I - Staff Report Exhibit O-Final Environmental Impact Report, 10. J - Staff Report Exhibit P-Mitigation Monitoring and Reporting Program, 11. K - Staff Report Exhibit Q-Findings of Fact and Statement of Overriding Consideration, 12. L - Notification Map, 13. M - Proof of Publication-Mountain Democrat, 14. N - Staff Memo 10-22-19 (Response to Public Comments), 15. O - Applicant's Handouts, 16. Public Comment Rcvd 10-23-19, 17. Public Comment Rcvd 10-22-19, 18. Public Comment Rcvd 10-14-19

Date	Ver.	Action By	Action	Result
10/24/2019	1	Planning Commission	Approved	Pass

Hearing to consider the Vineyards at El Dorado Hills project to request a Rezone (Z16-0002), a Planned Development (PD16-0001), a Phased Tentative Subdivision Map (TM16-1528), and a

Design Waiver on property identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, in the Rural Region in the El Dorado Hills area, submitted by Omni Financial, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Resolution certifying the Environmental Impact Report, subject to California Environmental Quality Act Findings and Statement of Overriding Considerations;
- 2) Adopt the Mitigation Monitoring Reporting Program detailing the recommended Mitigation Measures in the Environmental Impact Report, in compliance with California Environmental Quality Act Guidelines Section 15097(a);
- 3) Approve Z16-0002 rezoning Assessor's Parcel Number 126-100-024 applying the Planned Development Combining Zone to the existing underlying zoning of Estate Residential, Five-acre resulting in the new zoning of Estate Residential, Five-acre-Planned Development based on the Findings presented;
- 4) Approve Planned Development PD16-0001 establishing a Development Plan allowing the project to utilize density bonuses by clustering residential parcels and dedicating open space and allowing reduced setbacks of 20 foot front setbacks, 15 foot side setbacks and 30 foot rear setbacks for the Vineyards at El Dorado Hills Project, based on the Findings and subject to the Conditions of Approval as presented;
- 5) Approve the Phased Tentative Subdivision Map TM16-1528 consisting of 42 residential lots ranging in size from 43,560 to 46,562 square feet, five open space lots, and one road lot, based on the Findings and subject to the Mitigation Monitoring Reporting Program and Conditions of Approval as presented; and
- 6) Approve the Design Waiver to reduce the standard 101C road width easement from 50 feet to 30 feet as the Findings could be made.  
(Supervisorial District 4)

### **DISCUSSION / BACKGROUND**

Request to consider Rezone Z16-0002/Planned Development PD16-0001/Tentative Subdivision Map TM16-1528/Vineyards at El Dorado Hills submitted by Omni Financial, LLC to request the following: (1) Rezone (Z16-0002) to apply the Planned Development Combining Zone to the existing underlying zoning of Estate Residential, Five-acre resulting in zoning of Estate Residential, Five-acre-Planned Development; (2) Planned Development (PD16-0001) establishing a Development Plan to allow efficient use of the land and flexibility of development under the proposed Vineyards at El Dorado Hills Project tentative subdivision map, including modifications to select Estate Residential, Five-acre zone development standards including lot size and setbacks, a Density Bonus in the amount of 19 base units, and gated private roads; (3) Phased Tentative Subdivision Map (TM16-1528) creating a total of 42 single family residential lots ranging in size from 43,560 to 46,562 square feet over four phases, which could result in four large lots, one 6.22-acre roadway lot and five open space lots totaling 65.58 acres; and (4) Design Waiver to revise the 101C road easement width standard from 50 feet to 30 feet. The property, identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, is located north of Malcolm Dixon Road, in the area east of Salmon Falls Road and west of Arroyo Vista Way, in the Rural Region in the El Dorado Hills area, Supervisorial District 4. (County Planner: Evan Mattes) (Environmental Impact Report prepared; State Clearinghouse No. 2017102026)

A Staff Report is attached.

### **CONTACT**

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