



## Legislation Details

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**File created:** 2/5/2013      **In control:** Board of Supervisors

**On agenda:** 3/19/2013      **Final action:** 3/19/2013

**Title:** Hearing to consider the recommendation of the Planning Commission on General Plan Amendment A11-0003/Rezone Z11-0004/Planned Development PD11-0002/Parcel Map P11-0003/Green Valley Center on property identified by APN 124-140-33, consisting of 6.85 acres, in the El Dorado Hills area, submitted by Winn Communities, LLC; and staff recommending the Board take the following actions: (1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared for the General Plan Amendment and Zone Change only, and the incorporated Mitigation Monitoring Reporting Program, detailing the identified mitigation measures in the Initial Study in accordance with CEQA Guidelines Section 15074(d) [Legistar attachment F]; (2) Approve General Plan Amendment A11-0003 amending the land use designation for APN 124-140-33 from High Density Residential (HDR) to Commercial (C) based on the revised Findings in Attachment 1 [Legistar attachment E]; (3) Approve Z11-0004 rezoning APN 124-140-33 from One-Family Residential-Planned Development (R1-PD) to Commercial-Planned Development (C-PD) based on the revised Findings in Attachment 1 [Legistar attachment E]; (4) Deny Planned Development PD11-0002 based on the revised Findings in Attachment 1 [Legistar attachment E]; (5) Deny Parcel Map P11-0003 based on the revised Findings in Attachment 1 [Legistar attachment E]; (6) Deny request to reduce the wetland setback required by Policy 7.3.3.4 from 50 feet to 25 feet, based on the revised Findings in Attachment 1 [Legistar attachment E]; (7) Deny Design Waiver request reducing standard sidewalk width from 8 feet to 6 feet along Francisco Drive and Cambria Way, based on the revised Findings in Attachment 1 [Legistar attachment E]; (8) Adopt Resolution 016-2013 for said General Plan amendment; and (9) Adopt Ordinance 4994 for said rezone. (Supervisory District 1) (Est. Time: 2 Hrs.) (Cont'd 2/26/2013, Item 24)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2A - Public Comment 3-19-2013.pdf, 2. 2B - BOS Presentation 3-19-13.pdf, 3. 2C - A11-0003 Z11-0004 Findings-BOS Changes (2).pdf, 4. A-Minutes 12-13-12.pdf, 5. B-PC Findings & MMRP (GPA & Rezone Only).pdf, 6. C-GPA Resolution.pdf, 7. D-Staff Memo 02-01-13.pdf, 8. E-Staff Memo 02-01-13 Attachment 1-Revised Findings.pdf, 9. F-Staff Memo 02-01-13 Attachment 2-Proposed MND & IS (GPA & Rezone Only).pdf, 10. G-Staff Memo 11-07-12.pdf, 11. H-Staff Memo 11-07-12 Attachment A-PC Minutes 10-25-12.pdf, 12. I(1)-Staff Memo 11-07-12 Attachment B(1)-Staff Report&Findings\_Conditions-PC 10-25-12.pdf, 13. I(2)-Staff Memo 11-07-12 Attachment B(2)-Staff Report Exhibits A-P.pdf, 14. I(3)-Staff Memo 11-07-12 Attachment B(3)-Staff Report Exhibit Q-Revised Proposed MND&IS.pdf, 15. J-Staff Memo 11-07-12 Attachment C-Comment Letters.pdf, 16. K-Staff Memo 11-07-12 Attachment D-Revised Conditions-PC 12-13-12.pdf, 17. L-Staff Memo 11-07-12 Attachment E-DOT Memo.pdf, 18. M-Agency Comments.pdf, 19. N-Public Comments.pdf, 20. O-Public Comments to BOS.pdf, 21. P-Hearing Notice.pdf, 22. Q - Ordinance - Z11-0004 Winn Communities.pdf, 23. S-EDH APAC Ltr 02-20-13.pdf, 24. R - Request for Continuance - Applicant.pdf, 25. T-Public comment Aileen Tewksbury.pdf, 26. U-Public Comment ltr from A. Tewksbury.pdf, 27. W-Public comment ltr from C. Taylor.pdf, 28. X- Public comments to BOS rec'd 3-19-13.pdf, 29. Fully executed Ordinance 4994.pdf, 30. Fully executed Resolution 016-2013.pdf

<b>Date</b>	<b>Ver.</b>	<b>Action By</b>	<b>Action</b>	<b>Result</b>
3/19/2013	2	Board of Supervisors	Approved	Pass
2/26/2013	1	Board of Supervisors	Continued	Pass