



Legislation Details

File #: 12-0254 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 2/15/2012 **In control:** Board of Supervisors

On agenda: 3/6/2012 **Final action:** 3/6/2012

Title: Hearing to consider the recommendation of the Planning Commission on Rezone Z11-0001/Planned Development PD11-0001/Tentative Map TM11-1502/Treviso II on property identified by APN 120-700-07, consisting of 6.98 acres, in the El Dorado Hills area, submitted by Ridgeview Homes West, LLC; and recommending the Board 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) incorporated as Conditions of Approval listed in Attachment 1;
- 3) Approve Z11-0001 rezoning APN 120-700-07 from One-Acre Residential-Planned Development (R1A-PD) to One-Family Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD) based on the Findings listed in Attachment 1;
- 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 listed in Attachment 1;
- 5) Approve Tentative Map TM11-1502 based on the Findings and subject to Conditions of Approval listed in Attachment 1;
- 6) Approve the following Design Waivers based on the Findings listed in Attachment 1:
 - (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;
- 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); and
- 8) Adopt Ordinance 4974 for said rezone. (Supervisorial District 1) (Est. Time: 15 Min.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A-Minutes 01-26-12.pdf, 2. B-Attachment 1-Findings Conditions.pdf, 3. C-Staff Memo 01-25-12.pdf, 4. D-Staff Report.pdf, 5. E-Agency Comments.pdf, 6. F - Ordinance 12-0254.pdf, 7. Fully executed Ordinance 4974.pdf

| Date | Ver. | Action By | Action | Result |
|----------|------|----------------------|----------|--------|
| 3/6/2012 | 1 | Board of Supervisors | Approved | Pass |