



Legislation Text

File #: 13-0118, **Version:** 2

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)

Background

Request to consider General Plan Amendment A11-0003/Rezone Z11-0004/Planned Development PD11-0002/Parcel Map P11-0003/Green Valley Center submitted by Winn Communities, LLC (Agent: RSC Engineering) for the following: 1) General Plan Amendment amending the land use designation from High Density Residential (HDR) to Commercial (C); 2) Rezone from One-Family Residential-Planned Development (R1-PD) to Commercial-Planned Development (C-PD); 3) Preliminary Planned Development Permit for the proposed commercial development consisting of three commercial buildings totaling 28,615 square feet served with on-site parking, landscaping, and signs; 4) Tentative Parcel Map creating a total of three commercial parcels ranging from 1.53 to 3.04 acres in size; 5) Findings of Consistency with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks) involving proposed reduced wetland setback from 50 feet to 25 feet; and 6) Design Waiver request reducing standard sidewalk width from 8-foot to 6-foot along Francisco Drive and Cambria Way. The property, identified by Assessor's Parcel Number 124-140-33, consisting of

6.85 acres, is located at the southwest corner of Green Valley Road and Francisco Drive in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Mel Pabalinas] (Mitigated Negative Declaration prepared)

These applications were considered by the Planning Commission on December 13, 2012. The Planning Commission recommended approval of the General Plan Amendment and Rezone applications (4-1 [Rain]) and recommended denial of the Planned Development and Parcel Map applications including the denial of the Findings of Consistency and the Design Waiver request (5-0). The minutes from this meeting are attached and are identified as Legistar attachment A.

The denial of the Planned Development and Parcel map would not provide the previously identified means to implement the mitigation measures in the Initial Study/Mitigated Negative Declaration presented to the Planning Commission on December 13, 2012. Therefore, staff prepared and circulated an Initial Study/Mitigated Negative Declaration analyzing the potential environmental effects of approving only the General Plan Amendment and Rezone. This is identified as Legistar attachment F. Revised Findings (Legistar attachment E) are also provided that reflect the intent of the Planning Commission recommendation. No new environmental effects were identified.

When a General Plan amendment or zone change is approved, even though there may not be any physical changes occurring on the ground, CEQA requires an analysis of the likely impacts resulting from that change. In this case, likely impacts would be increases in traffic, noise, air quality, and impacts to biological resources. With a Planned Development, the County has the ability to identify specific mitigation measures that can be applied to the project. However, in this case when the Planned Development is denied, the mitigation measures need to be revised to reflect this change. With this project, the zone change includes the Planned Development overlay, therefore, future development will require a discretionary approval, and specific mitigation will be developed reflecting the actual development that will be proposed at that time.

A Staff Memo dated February 1, 2013, identified as Legistar attachment D, summarizes the Planning Commission's actions and staff's response to prepare and circulate for public review a Mitigated Negative Declaration for the modified Green Valley Center project consisting only of a General Plan Amendment and Rezone.

The applicant will request that the Board consider approval of the project including the development plan and parcel map. In the event that the Board approves the original project, staff recommends that the Board take the actions detailed in Staff Memo 11-07-12 [Legistar attachment G]. The recommended actions in Staff Memo 11-07-12 reference documents that are identified as Legistar attachments I(1), I(3), and K.

LEGISTAR ATTACHMENTS:

- A - Planning Commission Minutes 12-13-12
- B - Planning Commission Findings & Mitigation Monitoring Reporting Program (General Plan Amendment & Rezone Only)
- C - General Plan Resolution
- D - Staff Memo 02-01-13
- E - Staff Memo 02-01-13/Attachment 1-Revised Findings
- F - Staff Memo 02-01-13/Attachment 2-Proposed Mitigated Negative Declaration & Initial Study

(General Plan Amendment & Rezone Only)

G - Staff Memo 11-07-12

H - Staff Memo 11-07-12/Attachment A-Planning Commission Minutes 10-25-12

I(1) - Staff Memo 11-07-12/Attachment B(1)-Staff Report, Findings & Conditions-Planning Commission Meeting 10-25-12

I(2) - Staff Memo 11-07-12/Attachment B(2)-Staff Report Exhibits A-P

I(3) - Staff Memo 11-07-12/Attachment B(3)-Staff Report Exhibit Q-Revised Proposed Mitigated Negative Declaration & Initial Study

J - Staff Memo 11-07-12/Attachment C-Comment Letters

K - Staff Memo 11-07-12/Attachment D-Revised Conditions-Planning Commission Meeting 12-13-12

L - Staff Memo 11-07-12/Attachment E-DOT Memo

M - Agency Comments

N - Public Comments

Contact

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Follow-up to COB

Send Dept 3 copies of Minute Order, Ordinance and Resolution