



Legislation Details (With Text)

File #: 13-0024 **Version:** 6

Type: Agenda Item **Status:** Approved

File created: 1/8/2013 **In control:** Board of Supervisors

On agenda: 2/25/2014 **Final action:** 2/25/2014

Title: Community Development Agency, Development Services, submitting a request by CTA Engineering, on behalf of the Wilson family, to waive fees for the resubmittal of the Wilson Estates subdivision (TM11-1504), based on direction by the Board on October 22, 2013. (Refer 10/22/13, Item 36)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Public Comment Rcvd 2-25-14 BOS 2-25-14, 2. Public Comment Rcvd 2-24-14 BOS 2-25-14, 3. 5A - Denial Findings Att 1 10/29/13, 4. Amended Denial Findings 10-29-13.pdf, 5. 4A - Staff Memo 09-09-13 10/22/13, 6. 4B - Attachment 1-Revised Tentative Map 10/22/13, 7. 4C - Attachment 2-Proposed Zoning Map 10/22/13, 8. 4D - Attachment 3-Lotting Comparison Exhibit 10/22/13, 9. 4E - Attachment 4-Revised Findings Conditions 10/22/13.pdf, 10. 4F - Attachment 5-Applicant Letter 10/22/13.pdf, 11. 4G Ordinance Wilson Estate-REVISION 10/22/13, 12. Public Comment received 10-7-13 thru 10-15-13, 13. Public Comment received 10-18-13.pdf, 14. Public Comment received 10-18-13 Part II.pdf, 15. Public Comment rec'd 10-18-13.pdf, 16. Public Comment received 10-18 thru 10-21-13.pdf, 17. Public Comment received 10-21-13.pdf, 18. Public Comment received 10-21-13 Part II.pdf, 19. Public Comment received 10-22-13.pdf, 20. Public Comment received 10-22-13 Part II.pdf, 21. Public Comment received 10-22-13 Part III.pdf, 22. Document submitted by Dave Crosariol on 10-22-13.pdf, 23. Public comment from P. Kriz 10-22-13.pdf, 24. Public Comment received 10-18-13 and 10-23-18.pdf, 25. 3A - Sandberg Letter 04-25-13_DA Request.pdf, 26. 3B - PUBLIC COMMENT - J&K Garcia.pdf, 27. 3C - PUBLIC COMMENT E. VanDyke.pdf, 28. A - Minutes 12-13-12.pdf, 29. B - Attachment 1-Findings Conditions.pdf, 30. C - Revised Exhibit L.pdf, 31. D - Staff Report.pdf, 32. E - Public Comment.pdf, 33. H - Rezone Ordinance 13-0024.PDF, 34. F - Public Comment - T. McCann, 35. G - Public Comment-T McCann-Rcvd by Planning.pdf, 36. I - Public Comment 13-0024.pdf, 37. J - Public Comment-T.McCann rcvd 1-29-13.pdf, 38. K - Letter from Applicant's Attorney.pdf, 39. L - Letter from C. Taylor.pdf, 40. M - E-mail from K. Reve 13-0024.pdf, 41. N - Email from EDH APAC 13-0024, 42. O - Public Comment rcvd 3-11-13.pdf, 43. P - Wilson Estates March 2013 Jiang Letter.pdf

Date	Ver.	Action By	Action	Result
2/25/2014	6	Board of Supervisors	Approved	Pass
10/29/2013	5	Board of Supervisors	Approved	Pass
10/22/2013	4	Board of Supervisors	Approved	Pass
6/11/2013	3	Board of Supervisors	Denied	Pass
3/12/2013	2	Board of Supervisors	Continued	Pass
1/29/2013	1	Board of Supervisors	Continued	Pass

Community Development Agency, Development Services, submitting a request by CTA Engineering, on behalf of the Wilson family, to waive fees for the resubmittal of the Wilson Estates subdivision (TM11-1504), based on direction by the Board on October 22, 2013. (Refer 10/22/13, Item 36)

Background

On October 22, 2013 the Board of Supervisors denied the Wilson Estates zone change and tentative map (Z11-0007 and TM11-1504) proposing to create 49 lots on 28 acres. The property is located on

Malcolm Dixon Road in El Dorado Hills.

The Board directed staff to “consult with the applicants to bring back an alternate map reflecting 28 parcels” and provide “a report on relieving sewer requirements and discuss the potential for interior road design waivers and estimation of fees for a new map for the Board to consider waiving.”

The applicant is in the process of preparing a 28-lot subdivision. Their engineer has worked with the County to investigate utilizing septic systems for the project, however, the site is not suitable for septic systems at the density proposed. Design waivers for the interior roads will be reviewed as a part of the subdivision review.

The estimated fee for a 28-lot subdivision and development plan is \$9,606. This fee is broken down as follows:

Planning - \$7,500 (An estimate based on time and materials for processing a tentative map.)
Transportation - \$1,845
Environmental Management - \$141
Resource Conservation District - \$120

The applicant now requests official action to waive the fees so they can resubmit the application with a 28-lot subdivision.

Clerk of the Board Follow Up Actions

Clerk of the Board to provide copies of correspondence to the Department.

Contact

Roger Trout, Development Services Division Director
Community Development Agency