



# County of El Dorado

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## Legislation Details (With Text)

**File #:** 14-1590      **Version:** 2

**Type:** Agenda Item      **Status:** Approved

**File created:** 11/18/2014      **In control:** Board of Supervisors

**On agenda:** 1/13/2015      **Final action:** 1/13/2015

**Title:** HEARING - To consider the recommendation of the Planning Commission on the Noland Parcel Map project (General Plan Amendment A07-0015/Rezone Z07-0049/Parcel Map P06-0006) to amend the General Plan land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR), Rezone from Single-Family Three-Acre Residential (R3A) to Estate Residential Five-Acre (RE-5), and Create three parcels ranging in size from 5 to 8.5 acres on property identified by Assessor's Parcel Number 042-680-32, consisting of 18.84 acres, in the Camino/Pollock Pines Community Region, submitted by Chad Noland; and recommending the Board consider the following:

- 1) Adopt the Negative Declaration, based on the Initial Study prepared by staff;
- 2) Approve General Plan Amendment A07-0015 amending the land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR) based on the Findings presented;
- 3) Approve Z07-0049 rezoning Assessor's Parcel Number 042-680-32 from Medium Density Residential (MDR) to Low Density Residential (LDR) based on the Findings presented;
- 4) Conditionally approve Parcel Map P06-0006, based on the Findings and subject to the Conditions of Approval presented;
- 5) Approve Design Waiver to place Double Chip Seal over 6 inch Aggregate Base in lieu of the 2.5 inch Hot Mix Asphalt over 6 inch Aggregate Base based on the Findings and subject to the Conditions of Approval presented (Attachment 2F);
- 6) Adopt Ordinance 5017 for said rezone; and
- 7) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for January 13, 2015. (Est. Time: 20 Min.)

(Supervisory District 2)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. 2A - Planning Commission Minutes 12-11-14 BOS 01-13-15, 2. 2B - Findings BOS 01-13-15, 3. 2C - Conditions of Approval BOS 01-13-15, 4. 2D - Board Hearing Letter BOS 01-13-15, 5. 2E - Proof of Publication BOS 01-13-15, 6. 2F - Staff Memo 12-30-14 BOS 01-13-15.pdf, 7. 2G - Ordinance, 8. Executed Ordinance 5017 1-13-15 item 15.pdf, 9. ORDINANCE 5017 - Proof of Publication.pdf, 10. Executed Resolution 008-2015.pdf, 11. FINAL Findings.pdf, 12. FINAL Conditions of Approval.pdf, 13. ADOPTED Negative Declaration.pdf, 14. RECEIPT-Notice of Determination.pdf, 15. FILED-Notice of Determination, 16. A - Staff Report PC 12-11-14, 17. B - Conditions of Approval PC 12-11-14, 18. C - Findings PC 12-11-14, 19. D - Staff Report Exhibits A-I PC 12-11-14, 20. E - Exhibit J Proposed Negative Declaration and Initial Study PC 12-11-14, 21. F - Proof of Publication PC 12-11-14, 22. G - Staff Memo 12-10-14 PC 12-11-14

Date	Ver.	Action By	Action	Result
1/13/2015	2	Board of Supervisors	Approved	Pass
12/11/2014	1	Planning Commission	Approved	Pass

HEARING - To consider the recommendation of the Planning Commission on the Noland Parcel Map project (General Plan Amendment A07-0015/Rezone Z07-0049/Parcel Map P06-0006) to amend the General Plan land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR), Rezone from Single-Family Three-Acre Residential (R3A) to Estate Residential

Five-Acre (RE-5), and Create three parcels ranging in size from 5 to 8.5 acres on property identified by Assessor's Parcel Number 042-680-32, consisting of 18.84 acres, in the Camino/Pollock Pines Community Region, submitted by Chad Noland; and recommending the Board consider the following:

- 1) Adopt the Negative Declaration, based on the Initial Study prepared by staff;
- 2) Approve General Plan Amendment A07-0015 amending the land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR) based on the Findings presented;
- 3) Approve Z07-0049 rezoning Assessor's Parcel Number 042-680-32 from Medium Density Residential (MDR) to Low Density Residential (LDR) based on the Findings presented;
- 4) Conditionally approve Parcel Map P06-0006, based on the Findings and subject to the Conditions of Approval presented;
- 5) Approve Design Waiver to place Double Chip Seal over 6 inch Aggregate Base in lieu of the 2.5 inch Hot Mix Asphalt over 6 inch Aggregate Base based on the Findings and subject to the Conditions of Approval presented (Attachment 2F);
- 6) Adopt Ordinance **5017** for said rezone; and
- 7) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for January 13, 2015. (Est. Time: 20 Min.)

(Supervisory District 2)

### **Background**

Request to consider General Plan Amendment A07-0015/Rezone Z07-0049/Parcel Map P06-0006/Noland Parcel Map submitted by Chad Noland (Agent: John Wilbanks/Engineer: Lebeck Young Engineering, Inc.) to consider the following requests: 1) General Plan Amendment amending the land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR); 2) Zone change from Single-Family Three-Acre Residential (R3A) to Estate Residential Five-Acre (RE-5); and 3) Parcel Map creating three parcels ranging in size from 5 to 8.5 acres. The property, identified by Assessor's Parcel Number 042-680-32, consisting of 18.84 acres, is located on the east and west side of Arundel Road, approximately 1,200 feet south of the intersection with Starkes Grade Road, in the Camino/Pollock Pines Community Region, Supervisory District 2. [Project Planner: Aaron Mount] (Negative declaration prepared)\*

These applications were considered by the Planning Commission on December 11, 2014 and were recommended for approval (3-0). This included the additional recommendation to approve a Design Waiver to place Double Chip Seal over 6 inch Aggregate Base in lieu of the 2.5 inch Hot Mix Asphalt over 6 inch Aggregate Base as specified in Condition #11, provided Findings could be made. The minutes from this meeting are attached.

### **Clerk of the Board Follow Up Actions**

Clerk to provide a copy of approved Ordinance, Minute Order, and correspondence to Division.

### **Contact**

Roger Trout  
Development Services Division Director  
Community Development Agency