



## Legislation Details (With Text)

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**File created:** 1/12/2017      **In control:** Board of Supervisors

**On agenda:** 2/28/2017      **Final action:** 2/28/2017

**Title:** HEARING - To consider the recommendation of the Planning Commission on the Bass Lake North Project (Rezone Z14-0008/Planned Development PD14-0010/Tentative Subdivision Map TM14-1522) on property identified by Assessor's Parcel Numbers 115-400-06, 115-400-07, and 115-400-008, consisting of 38.57 acres, in the El Dorado Hills area, submitted by Norm Brown/NC Brown Development, Inc.; and staff recommending the Board take the following actions:

- 1) Adopt the September 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report (State Clearing House 1990020375) (Attachment E - Exhibit H), subject to California Environmental Quality Act Findings (Attachment 2B);
- 2) Adopt the Mitigation Monitoring and Reporting Plan (Attachment E - Exhibit H, Attachment 1) in accordance with the California Environmental Quality Act Guidelines Section 15097, incorporating the Mitigation Measures as presented;
- 3) Approve Z14-0008 rezoning Assessor's Parcel Numbers 115-400-06, 115-400-07, and 115-400-008 from Residential Estate Ten Acres to Single-Unit Residential-Planned Development based on the Findings (Attachment 2B) presented;
- 4) Approve Planned Development PD14-0010 establishing the official Development Plan for Bass Lake North, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) as presented;
- 5) Approve Tentative Subdivision Map TM14-1522 creating 90 single family residential lots ranging in size from 7,204 square feet to 23,975 square feet, four open space lots totaling approximately 11.37 acres, and two Right-of-Way lots based on the Findings (Attachment 2B) and subject to the Mitigation Monitoring and Reporting Plan (Attachment E - Exhibit H, Attachment 1) and Conditions of Approval (Attachment 2C) as presented;
- 6) Approve Design Waivers a through c, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) as presented; and
- 7) Adopt Ordinance (5050) for said rezone (Attachment 2A). (Supervisorial District 1)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 2A - Blue Route and Rezone Ordinance BOS 2-28-17, 2. 2B - Findings BOS 2-28-17, 3. 2C - Conditions of Approval BOS 2-28-17, 4. 2D - Proof of Publication-Mountain Democrat BOS 2-28-17, 5. Staff Handout BOS Rcvd 2-28-17, 6. Public Comment Rcvd 2-28-17 BOS 2-28-17, 7. Public Comment Rcvd 2-28-17 BOS 2-28-17, 8. Public Comment Rcvd 2-27-17 BOS 2-28-17, 9. Executed Ordinance 5050 2-28-17, 10. Ordinance 5050-Proof of Publication, 11. FINAL Findings, 12. FINAL Conditions of Approval, 13. ADOPTED Mitigation Monitoring and Reporting Plan, 14. APPROVED STAMPED Exhibits, 15. APPROVED STAMPED Map, 16. ADOPTED Bass Lake North Project CEQA Addendum and Initial Study of Environmental Significance September 2016, 17. RECEIPT-Notice of Exemption, 18. A - Staff Report PC 01-26-17, 19. B - Findings PC 01-26-17, 20. C - Conditions of Approval PC 01-26-17, 21. D - Staff Report Exhibits A-G PC 01-26-17, 22. E - Staff Report Exhibit H PC 01-26-17, 23. F - Staff Report Exhibits I-T PC 01-26-17, 24. G - Proof of Publication-Mountain Democrat PC 01-26-17, 25. H - Staff Memo 01-25-17 PC 01-26-17, 26. I - Staff Memo 01-26-17 PC 01-26-17, 27. Public Comment Rcvd 01-26-17 PC 01-26-17, 28. Public Comment Rcvd 01-24-17 PC 01-26-17, 29. Public Comment Rcvd 01-23-17 PC 01-26-17, 30. Public Comment Rcvd 01-18-17 PC 01-26-17, 31. Public Comment Rcvd 01-17-17 PC 01-26-17, 32. Public Comment Rcvd 01-03-17 PC 01-26-17, 33. FILED-Notice of Determination

Date	Ver.	Action By	Action	Result
2/28/2017	2	Board of Supervisors	Approved	Pass
2/28/2017	2	Board of Supervisors	Approved	Pass
2/28/2017	2	Board of Supervisors	Approved	Pass
1/26/2017	1	Planning Commission	Approved	Pass

HEARING - To consider the recommendation of the Planning Commission on the Bass Lake North Project (Rezone Z14-0008/Planned Development PD14-0010/Tentative Subdivision Map TM14-1522) on property identified by Assessor's Parcel Numbers 115-400-06, 115-400-07, and 115-400-008, consisting of 38.57 acres, in the El Dorado Hills area, submitted by Norm Brown/NC Brown Development, Inc.; and staff recommending the Board take the following actions:

- 1) Adopt the September 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report (State Clearing House 1990020375) (Attachment E - Exhibit H), subject to California Environmental Quality Act Findings (Attachment 2B);
- 2) Adopt the Mitigation Monitoring and Reporting Plan (Attachment E - Exhibit H, Attachment 1) in accordance with the California Environmental Quality Act Guidelines Section 15097, incorporating the Mitigation Measures as presented;
- 3) Approve Z14-0008 rezoning Assessor's Parcel Numbers 115-400-06, 115-400-07, and 115-400-008 from Residential Estate Ten Acres to Single-Unit Residential-Planned Development based on the Findings (Attachment 2B) presented;
- 4) Approve Planned Development PD14-0010 establishing the official Development Plan for Bass Lake North, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) as presented;
- 5) Approve Tentative Subdivision Map TM14-1522 creating 90 single family residential lots ranging in size from 7,204 square feet to 23,975 square feet, four open space lots totaling approximately 11.37 acres, and two Right-of-Way lots based on the Findings (Attachment 2B) and subject to the Mitigation Monitoring and Reporting Plan (Attachment E - Exhibit H, Attachment 1) and Conditions of Approval (Attachment 2C) as presented;
- 6) Approve Design Waivers a through c, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) as presented; and
- 7) Adopt Ordinance (**5050**) for said rezone (Attachment 2A). (Supervisory District 1)

**BACKGROUND**

Request to consider Rezone Z14-0008/Planned Development PD14-0010/Tentative Subdivision Map TM14-1522/Bass Lake North submitted by Norm Brown/NC Brown Development, Inc. for the following:

- 1) Adopt the September 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report (State Clearing House 1990020375);
- 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15097, incorporating the Mitigation Measures as presented;
- 3) Rezone from Residential Estate Ten Acres (RE-10) to Single-Unit Residential-Planned Development (R1-PD);
- 4) Development Plan for the proposed subdivision to permit clustering and create open space in compliance with the Bass Lake North Specific Plan;
- 5) Tentative Subdivision Map creating 90 single family residential lots ranging in size from 7,204 square feet to 23,975 square feet, four open space lots totaling approximately 11.37 acres, and two Right-of-Way (ROW) lots; and
- 6) Design Waivers to allow the following:

- (a) Reduced ROW width from 50 feet to 40 feet and reduced roadway width from 36 feet to 29 feet for Road A, Road B (from Road A to Road D), and Road D;
- (b) Reduced ROW width for Road B (from C Court to Road A), and Courts C, E, F, and G from 50 feet to 34 and 40 feet, respectively, and reduced roadway width from 36 feet to 29 feet; and
- (c) Modification of Standard Plan 103A-1 to allow driveway to be within 25 feet from a radius return, reduce minimum driveway widths from 16 feet to 10 feet wide for secondary single car garages where a larger driveway for the same property is also proposed, and eliminate 4-foot taper to back of curb.

The property, identified by Assessor's Parcel Numbers 115-400-06, 115-400-07, and 115-400-008, consisting of 38.57 acres, is located north of Highway 50, east of Bass Lake Road and bounded by Sienna Ridge Road to the west, in the Bass Lake Hills Specific Plan adjacent to the community of El Dorado Hills, Supervisorial District 1. (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines) (County Planner: Mel Pabalinas)

Staff presented a summary of the Project to the Planning Commission and provided two Staff Memos (Attachments H and I) detailing corrections to the Staff Report, edits to existing Conditions of Approval, new Conditions of Approval, and responses to Project inquiries from the public. The applicant provided background to the Bass Lake Hills Specific Plan as it relates to the improvements required for the Project and the additional Conditions of Approval. Public comments were received and discussed by the Planning Commission with staff and the applicant. Following deliberation on the proceedings, the Planning Commission voted 5-0 to recommend approval to the Board.

## **CONTACT**

Mel Pabalinas, Acting Principal Planner  
Roger Trout, Division Director  
Development Services Division  
Community Development Agency