



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

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File created: 12/14/2015 **In control:** Board of Supervisors

On agenda: 10/10/2017 **Final action:**

Title: HEARING - To consider the Planning Commission's recommendation on the Piedmont Oak Estates Project (Rezone Z12-0010/Planned Development PD12-0002/Tentative Subdivision Map TM12-1510) on property identified by Assessor's Parcel Numbers 051-550-40, 051-550-58, 051-550-48, and 051-550-51, consisting of 25.86 acres, in the Diamond Springs area, submitted by Jim Davies and Terri Chang; and recommending the Board take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Revised Initial Study prepared by staff (Attachment 4E);
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval (Attachment 5C);
- 3) Approve Z12-0010 rezoning portions of the following, based on the Findings presented (Attachment 5B):
 - a) Assessor's Parcel Number 051-550-58: Approximately 5.05 acres of Single Unit Residential-Planned Development to Open Space-Planned Development; and approximately 0.24 acre of Single Unit Residential-Planned Development to Community Commercial-Planned Development;
 - b) Assessor's Parcel Number 051-550-40: Approximately 1.44 acres of Single Unit Residential-Planned Development to Open Space-Planned Development;
 - c) Assessor's Parcel Number 051-550-48: Approximately 0.57 acre of Single Unit Residential-Planned Development to Open Space-Planned Development; and
 - d) Assessor's Parcel Number 051-550-51: Approximately 1.22 acres of Single Unit Residential-Planned Development to Open Space-Planned Development;
- 4) Approve Planned Development PD12-0002 establishing the official Development Plan for Piedmont Oak Estates Subdivision based on the Findings (Attachment 5B) and subject to the Conditions of Approval (Attachment 5C);
- 5) Approve Tentative Subdivision Map TM12-1510 consisting of 75 residential lots (20 custom and 55 clustered), one lift station lot, one road lot, 12 private access lots, six open space lots, one commercial lot, and seven remainder lots, based on the Findings (Attachment 5B) and subject to the Conditions of Approval (Attachment 5C);
- 6) Approve the Design Waiver for the construction of sidewalks on both sides of the road with reduced widths from 8-foot to 6-foot (along Commercial area frontage) and 6-foot to 4-foot (along residential subdivision); and
- 7) Adopt Ordinance 5055 for said rezone (Attachment 5A). (Supervisory District 3) (Cont. 8/29/17, Item 47) (Est. Time: 1 Hr.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 7A - Staff Memo 10-09-17 Applicant's Continuance Request BOS 10-10-17, 2. 6A - Applicant's Continuance Request BOS 8-29-17, 3. 5A - Approved Contract Routing Sheet and Rezone Ordinance BOS 7-25-17, 4. 5B - Findings BOS 7-25-17, 5. 5C - Conditions of Approval BOS 7-25-17, 6. 5D - Proof of Publication-Mountain Democrat BOS 7-25-17, 7. 4A - Staff Report PC 6-22-17, 8. 4B - Findings PC 6-22-17, 9. 4C - Conditions of Approval PC 6-22-17, 10. 4D - Staff Report Exhibits A-K.1 PC 6-22-17, 11. 4E - Staff Report Exhibit L-Proposed Mitigated Negative Declaration_Revised Initial Study PC 6-22-17, 12. 4F - Staff Report Exhibit L-Attachments 1-9 PC 6-22-17, 13. 4G - Staff Report Exhibit L-Attachments 10-15 PC 6-22-17, 14. 4H - Proof of Publication-Mountain Democrat PC 6-22-17, 15. 4I - Applicant's PowerPoint Presentation PC 06-22-17, 16. Public Comment Rcvd 06-22-17 PC 6-22-17, 17. Public Comment Rcvd 06-20-17 PC 6-22-17, 18. Public Comment Rcvd 06-19-17 PC 6-

22-17, 19. Public Comment Rcvd 06-12-17 PC 6-22-17, 20. 3A - Staff Memo 04-26-17 (Applicant's Continuance Request) PC 5-11-17, 21. 2A - Staff Report PC 3-09-17, 22. 2B - Findings PC 3-09-17, 23. 2C - Conditions of Approval PC 3-09-17, 24. 2D - Staff Report Exhibits A-K.1 PC 3-09-17, 25. 2E - Staff Report Exhibit L Proposed Mitigated Negative Declaration and Initial Study PC 3-09-17, 26. 2F - Staff Report Exhibit L Attachments 1-16 PC 3-09-17, 27. 2G - Staff Report Exhibit L Attachments 17-18 PC 3-09-17, 28. 2H - Proof of Publication-Mountain Democrat PC 3-09-17, 29. 2I - Staff Memo 03-08-17 PC 3-09-17, 30. 2J - Applicant's PowerPoint Presentation PC 3-09-17, 31. Public Comment Rcvd 03-09-17 PC 3-09-17, 32. Public Comment Rcvd 03-08-17 PC 3-09-17, 33. Public Comment Rcvd 03-06-17 PC 3-09-17, 34. Public Comment Rcvd 02-28-17 PC 3-09-17, 35. Public Comment Rcvd 02-24-17 PC 3-09-17, 36. Public Comment Rcvd 01-05-17 to 02-21-17 PC 3-09-17, 37. A - Staff Report PC 1-14-16, 38. B - Findings PC 1-14-16, 39. C - Conditions of Approval PC 1-14-16, 40. D - Staff Report Exhibits A-K PC 1-14-16, 41. E - Staff Report Exhibit L-Proposed Mitigated Negative Declaration and Initial Study PC 1-14-16, 42. F - Staff Report Exhibit M PC 1-14-16, 43. G - Proof of Publication PC 1-14-16, 44. H - Staff's PowerPoint Presentation PC 1-14-16, 45. Public Comment Rcvd 01-14-16 PC 1-14-16, 46. Public Comment Rcvd 01-11-16 PC 1-14-16, 47. Public Comment Rcvd 01-08-16 PC 1-14-16, 48. Public Comment Rcvd 01-04-16 PC 1-14-16, 49. Planning Commission Minutes 01-14-16

| Date | Ver. | Action By | Action | Result |
|------------|------|----------------------|----------------------|--------|
| 10/10/2017 | 7 | Board of Supervisors | Continued | Pass |
| 8/29/2017 | 6 | Board of Supervisors | Continued | Pass |
| 7/25/2017 | 5 | Board of Supervisors | Continued | Pass |
| 6/22/2017 | 4 | Planning Commission | Approved | Pass |
| 5/11/2017 | 3 | Planning Commission | Approve and Continue | Pass |
| 3/9/2017 | 2 | Planning Commission | Failed | Fail |
| 3/9/2017 | 2 | Planning Commission | Continued | Pass |
| 1/14/2016 | 1 | Planning Commission | Continued | Pass |

HEARING - To consider the Planning Commission's recommendation on the Piedmont Oak Estates Project (Rezone Z12-0010/Planned Development PD12-0002/Tentative Subdivision Map TM12-1510) on property identified by Assessor's Parcel Numbers 051-550-40, 051-550-58, 051-550-48, and 051-550-51, consisting of 25.86 acres, in the Diamond Springs area, submitted by Jim Davies and Terri Chang; and recommending the Board take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Revised Initial Study prepared by staff (Attachment 4E);
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 - b) Assessor's Parcel Number 051-550-40: Approximately 1.44 acres of Single Unit Residential-Planned Development to Open Space-Planned Development;
 - c) Assessor's Parcel Number 051-550-48: Approximately 0.57 acre of Single Unit Residential-Planned Development to Open Space-Planned Development; and
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- 4) Approve Planned Development PD12-0002 establishing the official Development Plan for Piedmont Oak Estates Subdivision based on the Findings (Attachment 5B) and subject to the Conditions of Approval (Attachment 5C);

- 5) Approve Tentative Subdivision Map TM12-1510 consisting of 75 residential lots (20 custom and 55 clustered), one lift station lot, one road lot, 12 private access lots, six open space lots, one commercial lot, and seven remainder lots, based on the Findings (Attachment 5B) and subject to the Conditions of Approval (Attachment 5C);
- 6) Approve the Design Waiver for the construction of sidewalks on both sides of the road with reduced widths from 8-foot to 6-foot (along Commercial area frontage) and 6-foot to 4-foot (along residential subdivision); and
- 7) Adopt Ordinance **5055** for said rezone (Attachment 5A). (Supervisory District 3) (Cont. 8/29/17, Item 47) (Est. Time: 1 Hr.)

BACKGROUND

Request to consider Rezone Z12-0010/Planned Development PD12-0002/Tentative Subdivision Map TM12-1510/Piedmont Oak Estates submitted by Jim Davies and Terri Chang to request the following:

- 1) Rezone portions of:
 - (a) Assessor's Parcel Number 051-550-58: Approximately 5.05 acres of Single Unit Residential-Planned Development District (R1-PD) to Open Space-Planned Development (OS-PD); and approximately 0.24 acre of Single Unit Residential-Planned Development (R1-PD) to Community Commercial-Planned Development (CC-PD);
 - (b) Assessor's Parcel Number 051-550-40: Approximately 1.44 acres of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD);
 - (c) Assessor's Parcel Number 051-550-48: Approximately 0.57 acre of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD); and
 - (d) Assessor's Parcel Number 051-550-51: Approximately 1.22 acres of Single Unit Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD);
- 2) Tentative Subdivision Map (Piedmont Oaks Estates) of 25.86-acre property creating a total of 103 lots consisting of 75 residential lots (20 custom and 55 clustered), one lift station lot, one road lot, 12 private access lots, six open space lots, one commercial lot, and seven remainder lots. The Tentative Subdivision Map includes a Design Waiver for the construction of sidewalks on both sides of the road with reduced widths from 8-foot to 6-foot (along Commercial area frontage) and 6-foot to 4-foot (along residential subdivision); and
- 3) Development Plan for Piedmont Oak Estates to include 8.28 acres of open space areas (35% of the entire site) and modifications to Single-Unit Residential Zone (R1) District minimum standards for lot size, lot widths, yard setbacks, and maximum building coverage. Ten percent of the proposed residential units shall be reserved as affordable housing.

The property, identified by Assessor's Parcel Numbers 051-550-40, 051-550-48, 051-550-51, and 051-550-58, consisting of 25.86 acres, is located at the northeast corner area of State Highway 49 (Diamond Road) and Black Rice Road, approximately 0.75 mile along State Highway 49 (Diamond Road) from its northerly intersection with Pleasant Valley Road, in the Diamond Springs area, Supervisory District 3. (County Planner: Mel Pabalinas) (Mitigated Negative Declaration prepared)

Planning staff presented the Project to the Planning Commission on June 22, 2017. Staff recommended an amendment to Conditions of Approval 16, Table 1, to increase the road width of Roads B and C from 28 feet to 36 feet pursuant to the Diamond Springs Fire Department's request. The applicant presented a summary of the current version of the Project and the changes that had been undertaken in response to various issues in the earlier versions presented to the Planning Commission. Public comments received at the public hearing involved potential drainage issues, land use incompatibility, and traffic. These issues have been adequately addressed in the Project documents. Commissioner Hansen made a motion to recommend approval to the Board of staff's recommended actions and to include the amendment to Condition of Approval 16. The motion was

seconded by Commissioner Miller and passed by a vote of 3-0 (Commissioners Williams and Shinault being absent). An informational discussion for a potential easterly connection and extension of Diamond Springs Parkway through and aligned with the Subdivision road took place during the creation of the motion.

ALTERNATIVES

- 1) Approve the Project with additional changes to the Conditions of Approval;
- 2) Continue the item to a date certain for additional information and future action;
- 3) Continue the item off-calendar which would require new public notice for future consideration and action; or
- 4) Deny the Project (a denial action should be continued to a date certain so that staff can prepare Findings for Denial.)

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board to secure the Chair's signature on the original copy of the Rezone Ordinance.
- 2) Clerk of the Board to forward one fully executed copy of the Rezone Ordinance to the Community Development Services, Planning and Building Department, attention to Char Tim, Clerk of the Planning Commission.

CONTACT

Roger Trout, Interim Director
Community Development Services, Planning and Building Department