



County of El Dorado

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Legislation Details (With Text)

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On agenda: 10/24/2017 **Final action:** 10/24/2017

Title: Community Development Services, Planning and Building Department, forwarding a request from True Life Companies for an Initiation Hearing, a conceptual review for discussion purposes only, for a General Plan Amendment from Low-Density Residential to Medium- and High-Density Residential (Pre-Application PA17-0002/Generations at Green Valley); the proposed project would require future Rezone and 439-residential lot Tentative Subdivision Map discretionary approvals, for property identified by Assessor's Parcel Numbers 126-020-01, 126-020-02, 126-020-03, 126-020-04, and 126-150-23, consisting of 280 acres located in the El Dorado Hills area. (Supervisory District 4 District 1) (Est. Time: 1.5 Hr.)

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Memo 9-8-17 BOS 10-24-17, 2. B - Exhibit A-Applicant-submitted Project Summary BOS 10-24-17, 3. C - Exhibit B-Policy J-6 BOS 10-24-17, 4. D - Exhibit C-Applicant-submitted Policy J-6 Summary BOS 10-24-17, 5. E - Exhibit D-Assessor's Parcel Maps BOS 10-24-17, 6. F - Exhibit E-Land Use BOS 10-24-17, 7. G - Exhibit F-Zoning BOS 10-24-17, 8. H - Exhibit G-Aerial Exhibit/Project Overlay BOS 10-24-17, 9. I - Proof of Publication-Mountain Democrat BOS 10-24-17, 10. Comments submitted by Supervisor Frentzen BOS Rcvd 10-24-17, 11. Comments submitted by Applicant BOS Rcvd 10-24-17, 12. Public Comment Rcvd 10-24-17 BOS 10-24-17, 13. Public Comment Rcvd 10-23-17 BOS 10-24-17, 14. Public Comment Rcvd 10-20-17 BOS 10-24-17, 15. Public Comment Rcvd 10-16-17 BOS 10-24-17, 16. Public Comment Rcvd 10-12-17 BOS 10-24-17, 17. Public Comment Rcvd 10-9-17 BOS 10-24-17, 18. Public Comment Rcvd 10-06-17 BOS 10-24-17, 19. Public Comment Rcvd 10-02-17 BOS 10-24-17

Date	Ver.	Action By	Action	Result
10/24/2017	1	Board of Supervisors	No Formal Action	

Community Development Services, Planning and Building Department, forwarding a request from True Life Companies for an Initiation Hearing, a conceptual review for discussion purposes only, for a General Plan Amendment from Low-Density Residential to Medium- and High-Density Residential (Pre-Application PA17-0002/Generations at Green Valley); the proposed project would require future Rezone and 439-residential lot Tentative Subdivision Map discretionary approvals, for property identified by Assessor's Parcel Numbers 126-020-01, 126-020-02, 126-020-03, 126-020-04, and 126-150-23, consisting of 280 acres located in the El Dorado Hills area. (Supervisory District 4 District 1) (Est. Time: 1.5 Hr.)

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Services, Planning and Building Department (Planning), forwarding a request from True Life Companies for an Initiation Hearing, a conceptual review of the Generations at Green Valley Project (Project). This item is for discussion purposes only.

DISCUSSION / BACKGROUND

This General Plan Amendment Initiation Hearing is required by Board of Supervisors Policy J-6. Policy J-6 requires an Initiation Hearing as a first point of consideration before a formal application can be made for an application that would include a General Plan Amendment that increases allowable residential densities by 50 units or more. This hearing is for determination of compliance with the criteria of Policy J-6 only. There are no entitlements or approvals authorized from this public Pre-Application Initiation Hearing.

This is a request to consider Pre-Application PA17-0002/Generations at Green Valley, submitted by True Life Companies (Applicant) for an Initiation Hearing, a conceptual review for discussion purposes only, for a General Plan Amendment from Low-Density Residential to Medium- and High-Density Residential consistent with General Plan Policy 2.2.1.2 for Low-Density Residential. The Project would require future rezone and 439-residential lot Tentative Subdivision Map discretionary approvals. The site is currently designated and zoned for Low-Density Residential development. The property, identified by Assessor's Parcel Numbers 126-020-01, 126-020-02, 126-020-03, 126-020-04, and 126-150-23, consisting of 280 acres, is located on the south side of Green Valley Road, approximately 100 feet southeast of the intersection with Malcolm Dixon Road, in the El Dorado Hills area, Supervisorial District 4. (County Planner: Roger Trout)

This Project requires an Initiation Hearing because it proposes a General Plan Amendment from Low-Density Residential to a mixture of High-Density Residential, Medium-Density Residential, and Open Space, which results in a proposed density increase of over 50 units. The existing land use designation would allow approximately 56 dwellings. The future Project proposes 439 dwellings.

The proposed change to the General Plan land use designation would create the potential for a Medium- to High-Density Residential subdivision that is detailed in the Project Plan Set and described in the Applicant's Project Summary. In addition to the General Plan Amendment, the Project would require a Rezone and Tentative Subdivision Map. Currently, 278 acres of the 280-acre site is zoned Estate Residential 10-Acre.

A Planning Staff Memo dated September 8, 2017, is attached (Attachment A), along with its referenced Exhibits A-G (Attachments B - H).

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

N/A

CAO RECOMMENDATION

It is recommended that the Board hear this item, pursuant to County Policy J-6.

FINANCIAL IMPACT

There is no fiscal impact or change to the Net County Cost associated with this item.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout, Director

Community Development Services, Planning and Building Department