



County of El Dorado

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Legislation Details

File #: 17-0988 **Version:** 2

Type: Agenda Item **Status:** Approved

File created: 9/5/2017 **In control:** Board of Supervisors

On agenda: 12/5/2017 **Final action:** 12/5/2017

Title: HEARING - To consider the recommendation of the Planning Commission on the Granite Creek Subdivision Project (Rezone Z15-0003/Tentative Subdivision Map TM15-1527) on property identified by Assessor's Parcel Number 087-310-64, consisting of 134.05 acres in the Latrobe area, with the applicant, Doug Granade, requesting the Board take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study (Attachment E);
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval (Attachment C);
- 3) Approve Z15-0003 rezoning the section of Assessor's Parcel Number 087-310-64 containing proposed Lots 1 through 5 and Lot 9 from Rural Lands-20 Acre to Residential Estate Ten-Acre based on the Findings presented (Attachment B);
- 4) Approve Tentative Subdivision Map TM15-1527 based on the Findings and subject to the Conditions of Approval as presented (Attachments B and C);
- 5) Approve the Design Waivers of the following Design Improvement Standard Manual standards as the Findings could be made (Attachment B):
 - a) Construct the road to serve Lots 9 and 10 per County Standard Plan 101C, from Brandon Road to the existing driveway on Lot 9, a hammerhead turnaround at the driveway, and a 12-foot minimum road width with 1-foot shoulders on each side from the turnaround to Lot 10 property line, in lieu of Standard Plan 101B;
 - b) Construct the road to serve Lots 1 and 9 per County Standard Plan 101C, from South Shingle Road to the roadway easement boundary, and a 12-foot minimum road width with 1-foot shoulders on each side from the "T" to Lot 9 property line, in lieu of Standard Plan 101B; and
 - c) Allow Lot 4 a length-to-width ratio of 3.5 to 1, exceeding the standard 3 to 1 ratio maximum;
- 6) Amend Conditions of Approval 15, 17, and 19, as identified in the Staff Memo dated October 10, 2017 (Attachment H); and
- 7) Adopt Ordinance 5068 for said rezone (Attachment 2A).

The Planning Commission recommended denial of the Rezone and Tentative Subdivision Map applications at a hearing held on October 12, 2017 (3-2 Vote). (Supervisory District 2) (Est. Time: 45 Min.)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Approved Contract Routing Sheet & Rezone Ordinance BOS 12-5-17, 2. 2B - Staff Memo 10-24-17 Findings for Denial BOS 12-5-17, 3. 2C - Proof of Publication-Mountain Democrat BOS 12-5-17, 4. Public Comment Rcvd 11-20-17 BOS 12-5-17, 5. Executed Ordinance 5068, 6. Ordinance 5068-Proof of Publication, 7. Staff Revised Condition of Approval BOS Rcvd 12-5-17, 8. FINAL Findings, 9. FINAL Conditions of Approval, 10. APPROVED STAMPED Map (Re-Uploaded 10-15-2020), 11. ADOPTED Mitigated Negative Declaration, 12. A - Staff Report PC 10-12-17, 13. B - Findings PC 10-12-17, 14. C - Conditions of Approval PC 10-12-17, 15. D - Staff Report Exhibits A-G PC 10-12-17, 16. E - Staff Report Exhibit H-Proposed Mitigated Negative Declaration and Initial Study PC 10-12-17, 17. F - Staff Report Exhibits I-L PC 10-12-17, 18. G - Proof of Publication-Mountain Democrat PC 10-12-17, 19. H - Staff Memo 10-10-17 PC 10-12-17

| Date | Ver. | Action By | Action | Result |
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| 12/5/2017 | 2 | Board of Supervisors | Approved | Pass |

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| 10/12/2017 | 1 | Planning Commission | Denied | Pass |
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