



## Legislation Details (With Text)

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

**File created:** 2/28/2018      **In control:** Board of Supervisors

**On agenda:** 3/20/2018      **Final action:** 3/20/2018

**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 staff recommending the Board take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Re-Circulated Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
- 3) Approve Z12-0010 rezoning portions of the following, based on the Findings presented:
  - 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 and subject to the Conditions of Approval;
- 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 and subject to the Conditions of Approval;
- 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);
- 7) Delete Condition of Approval 15 and amend Conditions of Approval 18 and 20 as identified in the Staff Memo dated February 27, 2018; and
- 8) Adopt Ordinance 5055 for said rezone. (Supervisory District 3) (Est. Time: 45 Min.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Blue Route and Rezone Ordinance, 2. B - Staff Memo 02-27-18, 3. C - Findings, 4. D - Conditions of Approval, 5. E - Proposed Mitigated Negative Declaration and Initial Study (Re-Circulated 12-2017), 6. F - Attachments 1-8-Proposed Mitigated Negative Declaration and Initial Study, 7. G - Attachment 9-Proposed Mitigated Negative Declaration and Initial Study, 8. H - Attachments 10-11-Proposed Mitigated Negative Declaration and Initial Study, 9. I - Attachments 12-14-Proposed Mitigated Negative Declaration and Initial Study, 10. J - Attachment 15-Proposed Mitigated Negative Declaration and Initial Study, 11. K - Staff Report PC 6-22-17, 12. L - Proof of Publication-Mountain Democrat, 13. Public Comment Rcvd 3-20-18 BOS 3-20-18, 14. Public Comment Rcvd 3-14-18 BOS 3-20-18, 15. Executed Ordinance 5055, 16. Ordinance 5055-Proof of Publication-Mountain Democrat, 17. FINAL Findings, 18. FINAL Conditions of Approval, 19. APPROVED STAMPED Exhibits, 20. APPROVED STAMPED Map, 21. ADOPTED Mitigated Negative Declaration, 22. RECEIPT-Notice of Determination, 23. Proof of Publication

Date	Ver.	Action By	Action	Result
3/20/2018	1	Board of Supervisors	Approved	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 staff recommending the Board take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Re-Circulated Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
- 3) Approve Z12-0010 rezoning portions of the following, based on the Findings presented:
  - 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 and subject to the Conditions of Approval;
- 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 and subject to the Conditions of Approval;
- 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);
- 7) Delete Condition of Approval 15 and amend Conditions of Approval 18 and 20 as identified in the Staff Memo dated February 27, 2018; and
- 8) Adopt Ordinance **5055** for said rezone. (Supervisory District 3) (Est. Time: 45 Min.)

## 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, Supervisorial District 3. (County Planner: Mel Pabalinas) (Mitigated Negative Declaration prepared)

The Planning Commission recommended approval (3-0 vote) of the Piedmont Oaks Estates Tentative Subdivision Map and Planned Development on June 22, 2017 (Legistar File 15-1470). The project was scheduled for the Board of Supervisor's meeting on October 10, 2017, but was continued off-calendar to update and re-circulate the Initial Study/Mitigated Negative Declaration (IS/MND) with specific focus on the project's Traffic Analysis. The updates to the IS/MND are technical in nature, resulting in a more accurate representation and analysis of the project's traffic impacts, and do not alter the project. As a result of the updated document, a mitigation measure (MM Trans-1) has been deemed no longer necessary. During the 30-day public review period of the IS/MND, one public comment on the project was received to which staff responded. Staff also responded to a comment involving the potential for easterly connection of Diamond Springs Parkway to Pleasant Valley Road. Two Conditions of Approval are being recommended for amendments, Nos. 18 and 20.

## **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**

Mel Pabalinas, Principal Planner  
Roger Trout, Director  
Community Development Services, Planning and Building Department