



Legislation Details

File #: 18-0367 **Version:** 1

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. (Supervisorial 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