



## Legislation Details (With Text)

**File #:** 19-1507      **Version:** 1

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

**File created:** 10/3/2019      **In control:** Planning Commission

**On agenda:** 10/24/2019      **Final action:** 10/24/2019

**Title:** Hearing to consider the Ridgeview Village Unit No. 9 project (Tentative Subdivision Map Revision TM08-1477-R)\* to request the following: (1) Addition of a Phasing Plan (two phases) for financing and phasing purposes; (2) Re-alignment of the off-site sewer line through an off-site property (Assessor's Parcel Number 120-610-018); and (3) Revisions to, and replacement of, Condition of Approval Nos. 7 through 9 with the provisions of the Oak Resources Management Plan on property identified by Assessor's Parcel Number 120-010-001, consisting of 16.84 acres, in the El Dorado Hills area, submitted by Pacific States Development; and staff recommending the Planning Commission take the following actions:  
1) Adopt the Negative Declaration based on the Revised Initial Study prepared by staff; and  
2) Approve Tentative Subdivision Map Revision TM08-1477-R based on the Findings and subject to the Conditions of Approval as presented.  
(Supervisory District 1)

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-N, 5. E - Staff Report Exhibit O-Proposed Negative Declaration and Initial Study, 6. F - Staff Report Exhibit O-Attachments 1-13, 7. G - Notification Map, 8. H - Proof of Publication-Mountain Democrat, 9. FINAL Findings, 10. FINAL Conditions of Approval, 11. APPROVED STAMPED Exhibits, 12. APPROVED STAMPED Maps, 13. ADOPTED Negative Declaration, 14. FILED-Notice of Determination

Date	Ver.	Action By	Action	Result
10/24/2019	1	Planning Commission	Approved	Pass

Hearing to consider the Ridgeview Village Unit No. 9 project (Tentative Subdivision Map Revision TM08-1477-R)\* to request the following: (1) Addition of a Phasing Plan (two phases) for financing and phasing purposes; (2) Re-alignment of the off-site sewer line through an off-site property (Assessor's Parcel Number 120-610-018); and (3) Revisions to, and replacement of, Condition of Approval Nos. 7 through 9 with the provisions of the Oak Resources Management Plan on property identified by Assessor's Parcel Number 120-010-001, consisting of 16.84 acres, in the El Dorado Hills area, submitted by Pacific States Development; and staff recommending the Planning Commission take the following actions:

1) Adopt the Negative Declaration based on the Revised Initial Study prepared by staff; and  
2) Approve Tentative Subdivision Map Revision TM08-1477-R based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 1)

### DISCUSSION / BACKGROUND

Request to consider Tentative Subdivision Map Revision TM08-1477-R/Ridgeview Village Unit No. 9 submitted by Pacific States Development to request the following: (1) Addition of a Phasing Plan (two phases) in accordance El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1 for financing and phasing purposes. Phase 1 consists of 21 residential lots and Phase 2 with 23 residential lots; (2) Re-alignment of the off-site sewer line through an off-site

property (Assessor's Parcel Number 120-610-018); and (3) Revisions to and replacement of Condition of Approval Nos. 7 through 9 with the provisions of the Oak Resources Management Plan under El Dorado County Zoning Ordinance Chapter 130.39-Oak Resource Conservation. The property, identified by Assessor's Parcel Number 120-010-001, consisting of 16.84 acres, is located approximately 160 feet south from the intersection of Powers Drive and Beatty Drive, in the El Dorado Hills area, Supervisorial District 1. (County Planner: Mel Pabalinas) (Negative Declaration prepared)\*

A Staff Report is attached.

**CONTACT**

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