



## Legislation Details (With Text)

**File #:** 19-1768      **Version:** 3

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

**File created:** 11/21/2019      **In control:** Board of Supervisors

**On agenda:** 2/25/2020      **Final action:** 2/25/2020

**Title:** HEARING - To consider the recommendation of the Planning Commission on the Vineyards at El Dorado Hills project to request a Rezone (Z16-0002), a Planned Development (PD16-0001), a Phased Tentative Subdivision Map (TM16-1528), and a Design Waiver on property identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, in the Rural Region in the El Dorado Hills area, submitted by Omni Financial, LLC; and the Planning Commission recommending the Board take the following actions:

- 1) Adopt Resolution 229-2019 certifying the Environmental Impact Report (Attachment C), subject to California Environmental Quality Act Findings and Statement of Overriding Considerations (Attachment D);
- 2) Adopt the Mitigation Monitoring Reporting Program (Attachment E) detailing the recommended Mitigation Measures in the Environmental Impact Report, in compliance with California Environmental Quality Act Guidelines Section 15097(a);
- 3) Approve Z16-0002 rezoning Assessor's Parcel Number 126-100-024 applying the Planned Development Combining Zone to the existing underlying zoning of Estate Residential, Five-acre resulting in the new zoning of Estate Residential, Five-acre-Planned Development based on the Findings (Attachment G) presented;
- 4) Approve Planned Development PD16-0001 establishing a Development Plan allowing the project to utilize density bonuses by clustering residential parcels and dedicating open space and allowing reduced setbacks of 20 foot front setbacks, 15 foot side setbacks and 30 foot rear setbacks for the project, based on the Findings (Attachment G) and subject to the Conditions of Approval (Attachment H) as presented;
- 5) Approve the Phased Tentative Subdivision Map TM16-1528 consisting of 42 residential lots ranging in size from 43,560 to 46,562 square feet, five open space lots, and one road lot, based on the Findings (Attachment G) and subject to the Mitigation Monitoring Reporting Program (Attachment E) and Conditions of Approval (Attachment H) as presented;
- 6) Approve the Design Waiver to reduce the standard 101C road width easement from 50 feet to 30 feet as the Findings (Attachment G) could be made; and
- 7) Adopt Ordinance 5117 for said Rezone. (Supervisory District 4) (Est. Time: 45 Min.) (Cont. 1/14/20, Item 25)

FUNDING: N/A

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Applicant Request for Continuance BOS Rcvd 12-31-19, 2. Public Comment Rcvd 1-6-20 BOS 1-14-20, 3. Public Comment Rcvd 01-02-20 BOS 1-14-20, 4. Public Comment Rcvd 12-30-19 BOS 1-14-20, 5. Public Comment Rcvd 12-31-19 BOS 1-14-20, 6. Public Comment Rcvd 12-19-19 BOS 1-14-20, 7. A - Approved Contract Routing Sheet-Resolution, 8. B - Approved Contract Routing Sheet-Rezone Ordinance, 9. C - Resolution Certifying Final EIR, 10. C - Revised Resolution Certifying Final EIR BOS Rcvd 12-16-19, 11. D - Resolution-Exhibit A-Findings of Fact/Statement of Overriding Consideration, 12. D - Revised Resolution-Exhibit A -Findings of Fact\_Statement of Overriding Consideration BOS Rcvd 12-16-19, 13. E - Resolution-Exhibit B-Mitigation Monitoring Reporting Program, 14. E - Revised Resolution-Exhibit B-Mitigation Monitoring Reporting Program BOS Rcvd 12-16-19, 15. F - Rezone Ordinance, 16. G - Findings, 17. H - Conditions of Approval, 18. I - Planning Commission Minute Order 10-24-19, 19. J - Notification Map, 20. K - Proof of Publication-Mountain

Democrat, 21. L - The Vineyards Presentation PDF, 22. M - Attachment A Vineyards\_Errata BOS Rcvd 12-16-19, 23. N - Applicant Board Presentation BOS Rcvd 12-16-19, 24. O - Z16-0002 PD16-0001 TM16-1528 update Memo BOS Rcvd 2-21-20, 25. Public Comment BOS Rcvd 12-17-19 BOS 12-17-19, 26. Public Comment BOS Rcvd 12-13-19 BOS 12-17-19, 27. Public Comment BOS Rcvd 2-21-20, 28. Public Comment BOS Rcvd 2-15-20, 29. Public Comment BOS Rcvd 2-12-20, 30. Public Comment BOS Rcvd 2-10-20, 31. Public Comment BOS Rcvd 2-24-20, 32. Public Comment BOS RCVD 2-25-20, 33. Executed Ordinance 5117, 34. Executed Resolution 229-2019, 35. FINAL Findings-BOS, 36. FINAL Conditions of Approval-BOS, 37. APPROVED STAMPED Exhibits, 38. APPROVED STAMPED Maps, 39. RECEIPT-Notice of Determination, 40. FILED-Notice of Determination

Date	Ver.	Action By	Action	Result
2/25/2020	3	Board of Supervisors	Approved	Pass
2/25/2020	3	Board of Supervisors	Not Approved (See Minutes)	
1/14/2020	2	Board of Supervisors	Continued	Pass
12/17/2019	1	Board of Supervisors	Failed	
12/17/2019	1	Board of Supervisors	Continued	Pass

HEARING - To consider the recommendation of the Planning Commission on the Vineyards at El Dorado Hills project to request a Rezone (Z16-0002), a Planned Development (PD16-0001), a Phased Tentative Subdivision Map (TM16-1528), and a Design Waiver on property identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, in the Rural Region in the El Dorado Hills area, submitted by Omni Financial, LLC; and the Planning Commission recommending the Board take the following actions:

- 1) Adopt Resolution **229-2019** certifying the Environmental Impact Report (Attachment C), subject to California Environmental Quality Act Findings and Statement of Overriding Considerations (Attachment D);
- 2) Adopt the Mitigation Monitoring Reporting Program (Attachment E) detailing the recommended Mitigation Measures in the Environmental Impact Report, in compliance with California Environmental Quality Act Guidelines Section 15097(a);
- 3) Approve Z16-0002 rezoning Assessor's Parcel Number 126-100-024 applying the Planned Development Combining Zone to the existing underlying zoning of Estate Residential, Five-acre resulting in the new zoning of Estate Residential, Five-acre-Planned Development based on the Findings (Attachment G) presented;
- 4) Approve Planned Development PD16-0001 establishing a Development Plan allowing the project to utilize density bonuses by clustering residential parcels and dedicating open space and allowing reduced setbacks of 20 foot front setbacks, 15 foot side setbacks and 30 foot rear setbacks for the project, based on the Findings (Attachment G) and subject to the Conditions of Approval (Attachment H) as presented;
- 5) Approve the Phased Tentative Subdivision Map TM16-1528 consisting of 42 residential lots ranging in size from 43,560 to 46,562 square feet, five open space lots, and one road lot, based on the Findings (Attachment G) and subject to the Mitigation Monitoring Reporting Program (Attachment E) and Conditions of Approval (Attachment H) as presented;
- 6) Approve the Design Waiver to reduce the standard 101C road width easement from 50 feet to 30 feet as the Findings (Attachment G) could be made; and
- 7) Adopt Ordinance **5117** for said Rezone. (Supervisory District 4) (Est. Time: 45 Min.) (Cont. 1/14/20, Item 25)

**FUNDING:** N/A

**DISCUSSION / BACKGROUND**

Request to consider Rezone Z16-0002/Planned Development PD16-0001/Tentative Subdivision Map TM16-1528/Vineyards at El Dorado Hills submitted by OMNI Financial, LLC to request the following: (1) Rezone (Z16-0002) to apply the Planned Development Combining Zone to the existing underlying zoning of Estate Residential, Five-acre resulting in zoning of Estate Residential, Five-acre-Planned Development; (2) Planned Development (PD16-0001) establishing a Development Plan to allow efficient use of the land and flexibility of development under the proposed Vineyards at El Dorado Hills Project tentative subdivision map, including modifications to select Estate Residential, Five-acre zone development standards including lot size and setbacks, a Density Bonus in the amount of 19 base units, and gated private roads; (3) Phased Tentative Subdivision Map (TM16-1528) creating a total of 42 single family residential lots ranging in size from 43,560 to 46,562 square feet over four phases, which could result in four large lots, one 6.22-acre roadway lot and five open space lots totaling 65.58 acres; and (4) Design Waiver to revise the 101C road easement width standard from 50 feet to 30 feet. The property, identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, is located north of Malcolm Dixon Road, in the area east of Salmon Falls Road and west of Arroyo Vista Way, in the Rural Region in the El Dorado Hills area, Supervisorial District 4. (County Planner: Evan Mattes) (Environmental Impact Report prepared; State Clearinghouse No. 2017102026)

On October 24, 2019, staff presented a summary of the project to the Planning Commission. There was discussion between staff, the applicant's representatives, and the Commission regarding the right-turn restriction from Chartraw Road on the southbound left turn to Green Valley Road, as well as modification to the El Dorado Hills Fire Department Conditions of Approval. Two public comments were received with one requesting additional time to review the Draft Environmental Impact Report (DEIR) and the another one requesting the project be annexed into the EL Dorado Hills Community Service District's service area. Following closure of deliberation and public comment, Commissioner Williams recommended approval of the project, with a second from Commissioner Hansen. The motion passed 3-0, with Commissioners Miller and Shinault being absent.

## **ALTERNATIVES**

The Board may elect to approve the project with changes to the Conditions of Approval; Continue the item to a date certain for additional information and future action; Continue the item off-calendar, which would require a new public notice for future consideration and action; or Deny the application. A Denial action may need to be continued to a date certain so that staff can prepare Findings for Denial.

## **PRIOR BOARD ACTION**

N/A

## **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

County Counsel

## **FINANCIAL IMPACT**

N/A

## **CLERK OF THE BOARD FOLLOW UP ACTIONS**

- 1) Clerk to obtain the Chair's signature on the original copies of the Resolution and Ordinance.
- 2) Clerk to send one (1) fully executed copy of the Resolution and Ordinance to the Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

**STRATEGIC PLAN COMPONENT**

Good Governance and Economic Development. This project aligns with the Economic Development goals of the County's Strategic Plan, as it would provide additional housing in fulfillment of the County's Housing Element, provide property tax revenue and sales tax revenue from new residents, and expand and support agriculture through the establishment of onsite vineyards.

**CONTACT**

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Planning and Building Department