



Legislation Details

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