



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Details (With Text)

File #: 22-0308 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 2/8/2022 **In control:** Board of Supervisors

On agenda: 4/12/2022 **Final action:** 4/12/2022

Title: HEARING - To consider the Planning Commission's recommendation for approval of the Yancey Parcel Map and Rezone (Tentative Parcel Map P20-0007/Rezone Z21-0002) for the following requests: 1) Rezone the property from Residential Estate - Five-Acre, Planned Development (RE-5-PD) to Residential Estate - Five-Acre (RE-5); and 2) Tentative Parcel Map dividing a 15-acre property into three (3) parcels of approximately five-acres each. The property, identified by Assessor's Parcel Number 109-250-012, consisting of 15 acres, is located on the north and south side of Lariat Drive between Flying C Road and Strolling Hills Road, in the Cameron Park area, submitted by Yancey Family Trust; and the Planning Commission recommending the Board take the following actions:
1) Adopt the Mitigated Negative Declaration based on the Initial Study (Attachment C) prepared by staff in accordance with the California Environmental Quality Act (CEQA) Guidelines;
2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval;
3) Approve Rezone Z21-0002, rezoning Assessor's Parcel Number 109-250-012 from RE-5, PD to RE-5 based on the Findings as presented;
4) Approve Tentative Parcel Map P20-0007, based on the Findings (Attachment D) and subject to the Conditions of Approval as recommended by the Planning Commission (Attachment E); and
5) Adopt Ordinance 5159 for said Rezone (Attachment B).
(Supervisory District 2)

FUNDING: Developer Funded Project.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved Contract Routing Sheet, 2. B - Draft Rezone Ordinance, 3. C - Proposed Mitigated Negative Declaration and Initial Study, 4. D - Planning Commission Findings, 5. E - Planning Commission Conditions of Approval, 6. F - Planning Commission Minute Order 11-18-21, 7. G - PC Staff Report, 8. H - PC Staff Report Exhibits A - F, 9. I - Proof of Publication - Mountain Democrat, 10. Executed Ordinance 5159, 11. Ordinance 5159 Proof of Publication - Mountain Democrat, 12. FINAL Findings, 13. FINAL Conditions of Approval, 14. APPROVED STAMPED Exhibits, 15. APPROVED STAMPED Map, 16. ADOPTED Negative Declaration

Date	Ver.	Action By	Action	Result
4/12/2022	1	Board of Supervisors	Approved	Pass

HEARING - To consider the Planning Commission's recommendation for approval of the Yancey Parcel Map and Rezone (Tentative Parcel Map P20-0007/Rezone Z21-0002) for the following requests: 1) Rezone the property from Residential Estate - Five-Acre, Planned Development (RE-5-PD) to Residential Estate - Five-Acre (RE-5); and 2) Tentative Parcel Map dividing a 15-acre property into three (3) parcels of approximately five-acres each. The property, identified by Assessor's Parcel Number 109-250-012, consisting of 15 acres, is located on the north and south side of Lariat Drive between Flying C Road and Strolling Hills Road, in the Cameron Park area, submitted by Yancey Family Trust; and the Planning Commission recommending the Board take the following actions:
1) Adopt the Mitigated Negative Declaration based on the Initial Study (Attachment C) prepared by

staff in accordance with the California Environmental Quality Act (CEQA) Guidelines;
2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval;
3) Approve Rezone Z21-0002, rezoning Assessor's Parcel Number 109-250-012 from RE-5, PD to RE-5 based on the Findings as presented;
4) Approve Tentative Parcel Map P20-0007, based on the Findings (Attachment D) and subject to the Conditions of Approval as recommended by the Planning Commission (Attachment E); and
5) Adopt Ordinance **5159** for said Rezone (Attachment B).
(Supervisory District 2)

FUNDING: Developer Funded Project.

DISCUSSION / BACKGROUND

On November 18, 2021 Planning staff presented the Yancey Project (Tentative Parcel Map P20-0007/Rezone Z21-0002) to the Planning Commission (File No. 21-1780, Item No. 5). Following closure of the public hearing and deliberation, Commissioner Payne, made a motion to approve staff's recommendations that the Planning Commission forward a recommendation to the Board to approve the Project, with a second by Commissioner Clerici. The Planning Commission motion recommends that the Board: 1) Adopt the Mitigated Negative Declaration based on the Initial Study (Attachment C) prepared by staff in accordance with the California Environmental Quality Act (CEQA) Guidelines; 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval; 3) Approve Rezone Z21-0002, rezoning Assessor's Parcel Number 109-250-012 from RE-5-PD to RE-5 based on the Findings as presented; 4) Approve Tentative Parcel Map P20-0007, based on the Findings (Attachment D) and subject to the Conditions of Approval as recommended by the Planning Commission (Attachment E); and 5) Adopt Ordinance **5159** for said Rezone (Attachment B). The full recommendation from the Planning Commission is summarized in the Planning Commission meeting minutes from November 18, 2021 (File No. 21-1780, Item No. 5).

ALTERNATIVES

The Board may elect to 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 project. A denial action would result in a request to have the item 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, Department of Transportation, Surveyor's Office, Environmental Management Department

FINANCIAL IMPACT

There will be no net County cost associated with the project. Developer Funded Project.

CLERK OF THE BOARD FOLLOW UP ACTIONS

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

STRATEGIC PLAN COMPONENT

Good Governance: Evaluate requests and recommendations based on complete assessment of the best available information, with the goal of reaching well informed decisions.

CONTACT

Rob Peters, Deputy Director of Planning
Planning and Building Department