



Legislation Details (With Text)

File #: 22-1559 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 8/23/2022 **In control:** Board of Supervisors

On agenda: 9/27/2022 **Final action:** 9/27/2022

Title: HEARING - To consider the Planning Commission's recommendation for the approval of the Cheplick project (Tentative Map TM05-1402, Planned Development PD05-0015, and Rezone Z05-0018) for the following requests: 1) Rezone the property from Residential Estate Ten-Acres (RE-10) to Residential One Acre-Planned Development (R1A-PD); 2) Planned Development Permit for the proposed subdivision as required by the Bass Lake Hills Specific Plan; 3) Tentative Subdivision Map dividing a ten (10) acre property into seven (7) lots including five (5) residential lots and two (2) landscape lots; and 4) Design waiver to allow for common driveways and reciprocal access easement along lots 2 through 5, on property identified by Assessor's Parcel Number 119-090-021-000, in the El Dorado Hills Community Region, submitted by CTA Engineering on behalf of Wally Cheplick, the property owner; and the Planning Commission recommending the Board take the following actions:
1) Find the project statutorily exempt for the California Environment Quality Act (CEQA) pursuant to Section 15182 (Projects Pursuant to a Specific Plan) of Title 14 of the California Code of Regulations (State CEQA Guidelines);
2) Approve Rezone Z05-0018 rezoning the project parcel from RE-10 to R1A-PD based upon the Findings as recommended by the Planning Commission;
3) Approve Planned Development Permit PD05-0015 based upon the Findings and subject to the Conditions of approval as recommended by the Planning Commission;
4) Approve Tentative Subdivision Map TM05-1402, based on the Findings and subject to the Conditions of Approval as recommended by the Planning Commission (Attachments D and C);
5) Approve the Design Waiver to allow for common driveways and a reciprocal access easement along lots 2 through 5; and
6) Adopt Ordinance 5167 for said Rezone. (Attachment B)
(Supervisory District 4)

FUNDING: Developer Funded Project.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approved Blue, 2. B - Draft Rezone Ordinance, 3. C - Planning Commission Conditions of Approval, 4. D - Planning Commission Findings, 5. E - Planning Commission Staff Report, 6. F - PC Staff Report Exhibits A-K, 7. Executed Ordinance 5167

Date	Ver.	Action By	Action	Result
9/27/2022	1	Board of Supervisors	Approved	Pass

HEARING - To consider the Planning Commission's recommendation for the approval of the Cheplick project (Tentative Map TM05-1402, Planned Development PD05-0015, and Rezone Z05-0018) for the following requests: 1) Rezone the property from Residential Estate Ten-Acres (RE-10) to Residential One Acre-Planned Development (R1A-PD); 2) Planned Development Permit for the proposed subdivision as required by the Bass Lake Hills Specific Plan; 3) Tentative Subdivision Map dividing a ten (10) acre property into seven (7) lots including five (5) residential lots and two (2) landscape lots; and 4) Design waiver to allow for common driveways and reciprocal access easement along lots 2 through 5, on property identified by Assessor's Parcel Number 119-090-021-000, in the El Dorado Hills Community Region, submitted by CTA Engineering on behalf of Wally

Cheplick, the property owner; and the Planning Commission recommending the Board take the following actions:

- 1) Find the project statutorily exempt for the California Environment Quality Act (CEQA) pursuant to Section 15182 (Projects Pursuant to a Specific Plan) of Title 14 of the California Code of Regulations (State CEQA Guidelines);
- 2) Approve Rezone Z05-0018 rezoning the project parcel from RE-10 to R1A-PD based upon the Findings as recommended by the Planning Commission;
- 3) Approve Planned Development Permit PD05-0015 based upon the Findings and subject to the Conditions of approval as recommended by the Planning Commission;
- 4) Approve Tentative Subdivision Map TM05-1402, based on the Findings and subject to the Conditions of Approval as recommended by the Planning Commission (Attachments D and C);
- 5) Approve the Design Waiver to allow for common driveways and a reciprocal access easement along lots 2 through 5; and
- 6) Adopt Ordinance **5167** for said Rezone. (Attachment B)
(Supervisory District 4)

FUNDING: Developer Funded Project.

DISCUSSION /BACKGROUND

On July 14, 2022, Planning staff presented the Cheplick Project (Tentative Map TM05-1402, Development Plan PD05-0015, and Rezone Z05-0018) to the Planning Commission (File No. 22-1146, Item No. 3). Following closure of the public hearing and deliberation, Commissioner Clerici 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 Harkin. The Planning Commission motion recommends that the Board: 1) Find the project statutorily exempt for the California Environment Quality Act (CEQA) pursuant to Section 15182 (Projects Pursuant to a Specific Plan) of Title 14 of the California Code of Regulations (State CEQA Guidelines); 2) Approve Rezone Z05-0018 rezoning the project parcel from RE-10 to R1A-PD based upon the Findings as recommended by the Planning Commission; 3) Approve Planned Development Permit PD05-0015 based upon the Findings and subject to the Conditions of approval as recommended by the Planning Commission; 4) Approve Tentative Subdivision Map TM05-1402, based on the Findings and subject to the Conditions of Approval as recommended by the Planning Commission (Attachments D and C); 5) Approve the Design Waiver to allow for common driveways and a reciprocal access easement along lots 2 through 5; and 6) Adopt Ordinance **5167** for said Rezone. (Attachment B)

The full recommendation from the Planning Commission is summarized in the Planning Commission meeting minutes from July 14, 2022 (Legistar File 22-1146). The Planning Commission Agenda and Staff Report with exhibits are available to provide additional detail, and can be found at <https://eldorado.legistar.com/Calendar.aspx>.

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 application. 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

FINANCIAL IMPACT

The creation of five (5) residential parcels would allow for the future development of four (4) residential units which would provide additional property tax revenue for the County.

CLERK OF THE BOARD FOLLOW UP ACTIONS

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

STRATEGIC PLAN COMPONENT

Economic Development and Good Governance. This project aligns with the Economic Development goals of the County's Strategic Plan as allowing the change of the zoning designation would allow for the development of three additional residential units that would provide property tax revenue. It is also a practice of Good Governance as the project would include needed improvements to a County-maintained roadway, improving vehicular and emergency vehicle access for the public benefit.

CONTACT

Rob Peters, Deputy Director of Planning
Planning and Building Department