



County of El Dorado

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

Legislation Details

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