



## Legislation Details (With Text)

**File #:** 25-0970      **Version:** 1

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

**File created:** 5/15/2025      **In control:** Board of Supervisors

**On agenda:** 6/17/2025      **Final action:** 6/17/2025

**Title:** HEARING - To consider the recommendation of the Planning Commission on the Story project (SP-R23-0002) Specific Plan Amendment to Promontory Specific Plan (PSP) to Rezone Lot 39 from Promontory Hillside Large Lot (PRHLL) to Promontory Large Lot (PRL), for an existing 0.59-acre parcel located within the PSP, between Capetanos Drive and Beatty Drive, approximately 285-foot north of the intersection between Powers Drive and Beatty Drive, in the unincorporated community of El Dorado Hills. The project site is located in the southwestern portion of PSP Village 6 Unit 2B, District 1, submitted by Scott Story, the property owner; and the Planning Commission recommending the Board take the following actions:

- 1) Approve the California Environmental Quality Act (CEQA) Exemption consistent with Section 15305 of the CEQA Guidelines pursuant to Section 21083 and 21084 of the California Public Resources Code;
- 2) Approve the proposed amendment to the PSP which would allow for the Rezone of Lot 39 as identified on the Promontory Village 6 Unit 2B Final Map (Attachment G);
- 3) Approve the proposed Rezone of Lot 39 as identified on the Promontory Village 6 Unit 2B Tentative Map from PRHLL to PRL; and
- 4) Adopt and Authorize the Chair to sign Ordinance 5232 (Attachment B), approving SP-R23-0002. (District 1)

FUNDING: NA

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Counsel Approval, 2. B - Ordinance, 3. C - Staff Report, 4. D - Findings, 5. E -Staff Report Exhibits A-G, 6. F - Staff Report Exhibit E REVISED, 7. G - Final Map, 8. H - Lot Notebook Modification Exhibit for Lot 39, 9. FINAL Findings, 10. Executed Ordinance 5232, 11. Proof of Publication

Date	Ver.	Action By	Action	Result
6/17/2025	1	Board of Supervisors	Approved	Pass

**HEARING** - To consider the recommendation of the Planning Commission on the Story project (SP-R23-0002) Specific Plan Amendment to Promontory Specific Plan (PSP) to Rezone Lot 39 from Promontory Hillside Large Lot (PRHLL) to Promontory Large Lot (PRL), for an existing 0.59-acre parcel located within the PSP, between Capetanos Drive and Beatty Drive, approximately 285-foot north of the intersection between Powers Drive and Beatty Drive, in the unincorporated community of El Dorado Hills. The project site is located in the southwestern portion of PSP Village 6 Unit 2B, District 1, submitted by Scott Story, the property owner; and the Planning Commission recommending the Board take the following actions:

- 1) Approve the California Environmental Quality Act (CEQA) Exemption consistent with Section 15305 of the CEQA Guidelines pursuant to Section 21083 and 21084 of the California Public Resources Code;
- 2) Approve the proposed amendment to the PSP which would allow for the Rezone of Lot 39 as identified on the Promontory Village 6 Unit 2B Final Map (Attachment G);

- 3) Approve the proposed Rezone of Lot 39 as identified on the Promontory Village 6 Unit 2B Tentative Map from PRHLL to PRL; and
- 4) Adopt and Authorize the Chair to sign Ordinance **5232** (Attachment B), approving SP-R23-0002. (District 1)

**FUNDING: NA**

**DISCUSSION /BACKGROUND**

Request to consider the recommendation of the Planning Commission on the Story project (SP-R23-0002) Specific Plan Amendment to the PSP to Rezone Lot 39 from PRHLL to Promontory Large Lot PRL for an existing 0.59-acre parcel located within the PSP Village 6 Unit 2B identified by Assessor's Parcel Number 124-230-001, in the El Dorado Hills area, submitted by Scott Story, the property owner.

At the March 13, 2025 (Legistar file 25-0388), public hearing, the Planning Commission deliberated on the item, took public testimony, and recommended to the Board of Supervisors the following actions: 1) Approve the CEQA Exemption consistent with Section 15305 of the CEQA Guidelines pursuant to Section 21083 and 21084 of the California Public Resources Code; 2) Approve the proposed amendment to the Promontory Specific Plan which would allow for the Rezone of Lot 39 as identified on the Promontory Village 6 Unit 2B Tentative Map; and 3) Approve the proposed Rezone of Lot 39 as identified on the Promontory Village 6 Unit 2B Tentative Map from PRHLL to PRL as presented by staff (Attachment V, Exhibit B). The motion passed with a 3-0 vote (two members were absent).

Approval of the Rezone will necessitate two additional actions, which the applicant is aware of. First, if the Rezone is approved by the Board the applicant shall process a Certificate of Correction through the County Surveyor's Office to remove a Notice of Restriction as shown on the Final Map of the Promontory Village 6 Unit 2B for Lot 39 (Attachment G). Secondly, the Planning Division will confirm approval of the revised Lot Notebook for Lot 39 as approved by the Promontory Architectural Review Committee on March 27, 2025 (Attachment H).

**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 request. 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**

See Discussion/Background above.

**OTHER DEPARTMENT/AGENCY INVOLVEMENT**

County Counsel

**FINANCIAL IMPACT**

NA

**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 Rhiannon Guilford.

**STRATEGIC PLAN COMPONENT**

N/A

**CONTACT**

Rob Peters, Deputy Director of Planning  
Planning and Building Department