



County of El Dorado

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Legislation Text

File #: 08-1447, **Version:** 1

Hearing to consider the following pertaining to 80.27 acres (APN's 087-190-22 and -18) in the Labrobe area; Applicant: Donald and Ruth Gilman (District II):

- (1) Approve Rezone (Z07-0035) of property from Residential Agricultural-20 Acre (RA-20) to Estate Residential Ten Acre (RE-10);
- (2) Approve Tentative Map (TM07-1449) to create eight single-family ten-acre lots, a design waiver has been requested to allow a maximum road grade of up to 15% for the proposed Cordero Ranch Road; and
- (3) Adopt Ordinance **4793** for said rezone.

RECOMMENDED ACTION: Planning Commission recommending the Board of Supervisors take the following action: 1. Adopt the mitigated negative declaration based on the initial study prepared by staff; 2. Adopt the mitigation monitoring program in accordance with CEQA guidelines, Section 15074 (d) incorporated as conditions of approval in Attachment 1; and 3. Approve A07-0035/TM07-1449 with a design waiver to allow a maximum road grade of up to 15% for the proposed Cordero Ranch Road, based on the findings proposed by staff, to include new findings 5.0, 5.1.1, 5.1.2, 5.1.3, and 5.1.4, subject to the conditions as modified.

Background: These applications were considered by the Planning Commission on August 28, 2008, and, carried by a 3-1 vote, recommended for approval.

Pat Kelly, Project Planner, informed the Commission that staff was recommending modifying the submitted findings to include new findings for the proposed design waiver and to also amend staff recommendation to include the recommendation of approval of the design waiver to the Board of Supervisors as appropriate findings have been met, as summarized in a memo dated August 27, 2008, which was distributed to the Commission.

Ruth Gilman, applicant, stated that they had purchased the property over 20 years ago and the request is to make it consistent with the General Plan. She also stated that the majority of the neighbors are in support of this application.

Marianne Soldano said that you can't control other people's property and that she had reviewed the application and is in support of the project.

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