



Legislation Text

File #: 19-1507, **Version:** 1

Hearing to consider the Ridgeview Village Unit No. 9 project (Tentative Subdivision Map Revision TM08-1477-R)* to request the following: (1) Addition of a Phasing Plan (two phases) for financing and phasing purposes; (2) Re-alignment of the off-site sewer line through an off-site property (Assessor's Parcel Number 120-610-018); and (3) Revisions to, and replacement of, Condition of Approval Nos. 7 through 9 with the provisions of the Oak Resources Management Plan on property identified by Assessor's Parcel Number 120-010-001, consisting of 16.84 acres, in the El Dorado Hills area, submitted by Pacific States Development; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Negative Declaration based on the Revised Initial Study prepared by staff; and
- 2) Approve Tentative Subdivision Map Revision TM08-1477-R based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 1)

DISCUSSION / BACKGROUND

Request to consider Tentative Subdivision Map Revision TM08-1477-R/Ridgeview Village Unit No. 9 submitted by Pacific States Development to request the following: (1) Addition of a Phasing Plan (two phases) in accordance El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1 for financing and phasing purposes. Phase 1 consists of 21 residential lots and Phase 2 with 23 residential lots; (2) Re-alignment of the off-site sewer line through an off-site property (Assessor's Parcel Number 120-610-018); and (3) Revisions to and replacement of Condition of Approval Nos. 7 through 9 with the provisions of the Oak Resources Management Plan under El Dorado County Zoning Ordinance Chapter 130.39-Oak Resource Conservation. The property, identified by Assessor's Parcel Number 120-010-001, consisting of 16.84 acres, is located approximately 160 feet south from the intersection of Powers Drive and Beatty Drive, in the El Dorado Hills area, Supervisory District 1. (County Planner: Mel Pabalinas) (Negative Declaration prepared)*

A Staff Report is attached.

CONTACT

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