



County of El Dorado

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Legislation Text

File #: 09-0461, **Version:** 1

Hearing to consider the recommendation of the Planning Commission on Rezone Z06-0005/Tentative Subdivision Map TM06-1408/Planned Development PD06-0006 on property identified by APN 126-100-19, consisting of 81.61 acres, in the El Dorado Hills area, submitted by Alto, LLC/Gary Sparks; and recommending the Board take the following actions:

- (1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- (2) Adopt the Mitigation Monitoring Program in accordance with California Environmental Quality Act (CEQA) Guidelines, Section 15074(d) incorporated as conditions of approval listed in Attachment 1;
- (3) Approve Z06-0005 rezoning APN 126-100-19 from Exclusive Agriculture (AE) to Estate Residential Five-Acre-Planned Development (RE-5-PD) based on the findings listed in Attachment 1;
- (4) Approve Planned Development application PD06-0006 adopting the Development Plan as the official Development Plan based on the findings and subject to the conditions listed in Attachment 1;
- (5) Approve Tentative Subdivision TM06-1408 based on the findings and subject to the conditions listed in Attachment 1; and
- (6) Adopt Ordinance for said rezone. (Supervisory District IV)

Background: Request to consider Rezone Z06-0005/Tentative Subdivision Map TM06-1408/Planned Development PD06-0006 submitted by ALTO, LLC/GARY SPARKS to rezone from Exclusive Agriculture (AE) to Estate Residential Five-Acre, with a Planned Development Overlay (RE-5-PD); and a tentative subdivision map to create 23 single-family lots ranging in size from 78,147 square feet to 120,291 square feet (1.79 to 2.76 acres) and three open space lots totaling 25.40 acres. The property, identified by Assessor's Parcel Number 126-100-19, consisting of 81.61 acres, is located approximately 3,000 feet northeast of the intersection of Malcolm Dixon Road and Salmon Falls Road, in the El Dorado Hills area, Supervisory District IV. (Mitigated negative declaration prepared)

These applications were considered by the Planning Commission on March 26, 2009, and were recommended for approval (4-0). The minutes from this meeting are attached.

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