



## Legislation Text

**File #:** 09-1269, **Version:** 1

Hearing to consider the recommendation of the Planning Commission on General Plan Amendment A09-0001/Rezone Z09-0001/Parcel Map P09-0002 on property identified by APN 090-290-46, consisting of 2 acres, in the Shingle Springs area, submitted by Richard J. and Bernitta A. Kovach Family Trust; and recommending the Board take the following conceptual actions:

- 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), as incorporated in the conditions of approval and mitigation measures listed in Attachment 1;
- 3) Approve A09-0001 amending the General Plan Land Use Designation for APN 090-290-46 from Commercial (C) to Medium Density Residential (MDR) based on the findings listed in Attachment 1;
- 4) Approve Z09-0001 rezoning APN 090-290-46 from Planned Commercial (CP) to One-Acre Residential (R1A) based on the findings listed in Attachment 1;
- 5) Approve Tentative Parcel Map Application P09-0002 based on the findings and subject to the conditions of approval listed in Attachment 1;
- 6) Approve the following design waivers based on the findings listed in Attachment 1: (a) Reduce the Design Improvement Standards Manual (DISM) 101B requirement of a roadway width from 28-feet to 20-feet with 2-foot shoulders on each side for an overall roadway width of 24-feet and omit curbs, gutters and sidewalks; and (b) Reduce the road right-of-way from 50-feet to 35-feet;
- 7) Abandon the existing 50-foot wide non-exclusive road and public utility easement for the on-site access roadway as shown between Parcel C and D on the Parcel Map recorded in Book 7 at Page 52, El Dorado County;
- 8) Adopt Ordinance 4834 for said rezone; and
- 9) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for December 8, 2009. (Supervisory District II) (Est. Time: 10-15 Min.)

Background: Request to consider A09-0001/Z09-0001/P09-0002 submitted by RICHARD J. AND BERNITTA A. KOVACH FAMILY TRUST (Agent: Marlon Ginney) to amend the General Plan Land Use Designation from Commercial (C) to Medium-Density Residential (MDR); Rezone from Planned Commercial (CP) to One-Acre Residential (R1A); Tentative Parcel Map creating two parcels, one-acre in size, on a two-acre project site; Design waiver requests to: (a) Reduce the Design Improvement Standards Manual (DISM) 101B requirement of a roadway width from 28-feet to 20-feet with 2-foot shoulders on each side for an overall roadway width of 24-feet and omit curbs, gutters and sidewalks, and (b) Reduce the road right-of-way from 50-feet to 35-feet; and requesting to abandon the existing 50-foot wide non-exclusive road and public utility easement for the on-site access roadway as shown between Parcel C and D on the Parcel Map recorded in Book 7 at Page 42, El Dorado County. The property, identified by Assessors Parcel Number 090-290-46, consisting of 2 acres, is located on the north side of French Creek Road approximately 0.25 miles south of the intersection with Mother Lode Drive, in the Shingle Springs area, Supervisory District II. *[Project Planner: Jason Hade]* (Mitigated Negative Declaration prepared)\*

These applications were considered by the Planning Commission on September 10, 2009, and were unanimously (5-0) recommended for approval. The minutes from this meeting are attached.

Contact: Roger P. Trout (5369)/Pierre Rivas (5841)

