



EL DORADO COUNTY PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355 Fax: (530) 642-0508

Alan Tolhurst, Chair, District V
John MacCready, First Vice Chair, District II
Dave Machado, Second Vice Chair, District III
John Knight, District I
Walter Mathews, District IV

Jo Ann Gillion Clerk of the Commission

AGENDA

Regular Meeting June 12, 2008 – 8:30 A.M.

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman or Clerk prior to 8:30 a.m. Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to three minutes per person. The Commission reserves the right to waive said rules by a majority vote. **Please note:** Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, any written information from the public must be received by the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

All Planning Commission hearings are tape recorded. Tapes are \$5.00 each, and anyone wishing to purchase a tape may do so by contacting Planning Services after the hearing.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

8:30 A.M.

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PLEDGE OF ALLEGIANCE**
4. **CONSENT CALENDAR** (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)
 - a. **Minutes:** May 22, 2008
ACTION:

END OF CONSENT CALENDAR

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.
6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **TENTATIVE SUBDIVISION MAP/DESIGN REVIEW** (Public Hearing)

TM06-06-1430/DR08-0001/Blackstone Villas submitted by BLACKSTONE LLC/Lennar Communities (Agent: CTA Engineering) creating a small-lot tentative subdivision map of 12.1-acres within the Valley View Specific Plan Area. The subdivision would consist of a total of 131 lots that would include 112 residential lots (ranging from 1,056 to 1,914 square feet in size) to be occupied by multifamily attached dwelling units, seven private, parking lots, three Open Space lots, five landscape buffer lots, two private driveway lots, one on-site park, and one private street lot; and a design review of the proposed 112-unit attached multifamily residential development in accordance with the Valley View Specific Plan Design Clearance standards. The property, identified by Assessor's Parcel Number 118-140-01, consisting of 12.1 acres, is located on the northeast corner of Latrobe Road and Royal Oaks Drive, in the El Dorado Hills area, Supervisorial District I. (Exempt pursuant to Section 15182 of the CEQA Guidelines)**

Staff: Mel Pabalinas **Recommendation:** Conditional approval
ACTION:

8. **REZONE/TENTATIVE SUBDIVISION MAP** (Public Hearing)

Z07-0005/TM07-1434 submitted by JEFF and DIANE PIRRELLO (Agent: Lebeck Engineering) to rezone property from Estate Residential Ten-acre (RE-10) to Estate Residential Five-acre (RE-5), and tentative subdivision map creating nine parcels ranging in size from 5.0 to 5.26 acres. A design waiver has been requested to allow for a dead-end road that exceeds 2,640 feet. The properties, identified by Assessor's Parcel Numbers 319-030-12 and -20, consisting of 45.84 acres, are located on the east side of Rainbow Way, approximately 700 feet east of the intersection with Shingle Springs Drive, in the Shingle Springs area, Supervisorial District IV. (Mitigated negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **July 22, 2008**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667. The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

Staff: Tom Dougherty Recommendation: Recommend approval

ACTION:

9. **GENERAL PLAN UPDATE**
10. **ZONING ORDINANCE UPDATE**
11. **DEPARTMENT OF TRANSPORTATION**
12. **COUNTY COUNSEL'S REPORTS**
13. **DIRECTOR'S REPORTS**
14. **ADJOURNMENT**

Respectfully submitted,
LAWRENCE W. APPEL, Deputy Director of Planning Services

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

**This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.

Meetings for the Month of June

June 12, 2008; 8:30 a.m. – Regular

June 26, 2008; 8:30 a.m. – Regular

ADDENDUM

This item will be considered after Item 8.

GENERAL PLAN AMENDMENTS (Public Hearing)

A08-0005 initiated by the EL DORADO COUNTY BOARD OF SUPERVISORS to amend General Plan Policy TC-Xa and related policies. The proposed amendments are shown below. (Addendum to General Plan Environmental Impact Report prepared/SCH#2001082030; CEQA Guidelines Section 15164)

The **Board of Supervisors** will consider these amendments on **July 1, 2008**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

Staff: Roger Trout **Recommendation:** Recommend approval

ACTION:

See attached for proposed amendments.