



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 26, 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:** June 12, 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. **REZONE/TENTATIVE SUBDIVISION MAP**

Z07-0004/TM07-1433/Portico Estates submitted by CAYENTE WAY INVESTORS, LLC/ANTHONY SCOTCH (Agent: Baker-Williams Engineering Group/Mike Williams) to rezone property from Estate Residential Five-Acre/Airport Safety (RE-5/AA) to One-Family Residential/Airport Safety (R1-AA) and to create 15 residential lots ranging in size from 10,060 square feet to 12,381 square feet. The property, identified by Assessor's Parcel Number 070-040-02, consisting of 5 acres, is located on the north side of Cayente Way, approximately 330 feet east of intersection with Auburn Hill Drive, in the **Cameron Park area**, Supervisorial District IV. (Mitigated negative declaration prepared)*

Staff: Jonathan Fong
ACTION:

Recommendation: Recommend approval

8. **TENTATIVE SUBDIVISION MAP**

TM07-1446/Fern Woods Subdivision submitted by CARL DAMOUE to create 12 lots ranging in size from 1 to 1.454 acres. Design waivers have been requested for the following: a) No on-site road improvements on existing Paradise Pines Rd.; b) No on-site road improvements on existing Wandering Way; c) No on-site road improvements on existing Fern Ave.; d) Allow for an outside radius reduction in the standard cul-de-sac from 50 to 40 feet to edge of pavement; e) Allow for increase in maximum grade of proposed streets to a 12 percent sustained grade and in one section, not to exceed 125 feet in length, allowing a maximum grade of 15 percent; f) Allow for increase in the maximum cross-slope of cul-de-sac to 10 percent; and g) Allow for reduction in the minimum road width to 20 feet for two onsite proposed roads (proposed Sheridan Court and Helena Lane) from their intersection to their ends. The property, identified by Assessor's Parcel Number 076-111-01, consisting of 14.71 acres, is located on the east side of Larkspur Lane, approximately 0.1 miles north of intersection with Cedar Drive, in the **Cedar Grove area**, Supervisorial District III. (Negative declaration prepared)*

Staff: Aaron Mount

Recommendation: Conditional approval

ACTION:

9. **VARIANCE**

V08-0003 submitted by BRIAN MULLENS to allow a reduction in the front yard setback from 30 feet to 5 feet to allow construction of a 900 square foot garage structure. The property, identified by Assessor's Parcel Number 043-370-10, consisting of 1.41 acres, is located on the south side of Eight Mile Road, approximately 0.70 miles east of intersection with Carson Road, in the **Camino area**, Supervisorial District II. (Categorically exempt pursuant to Sections 15303(e) and 15305(a) of the CEQA Guidelines)**

Staff: Robert Peters

Recommendation: Approval

ACTION:

10. **WILLIAMSON ACT CONTRACT**

WAC06-0010 and WAC06-0011 submitted by TERRY and ELLEN STIGALL to divide existing Agricultural Preserve #133 into two separate preserves. The properties, identified by Assessor's Parcel Numbers 089-010-29/60 acres, and 089-010-02 and -27/100 acres, are located on the north side of Thompson Hill Road, at the intersection with Big Sky Ranch Road, in the **Lotus area**, Supervisorial District III. (Categorically exempt pursuant to section 15317 of the CEQA Guidelines)**

This item was continued from the meetings of December 13, 2007, and March 13, 2008.

Staff: Jason Hade

Recommendation: N/A

ACTION:

11. **GENERAL PLAN UPDATE**
12. **ZONING ORDINANCE UPDATE**
13. **DEPARTMENT OF TRANSPORTATION**
14. **COUNTY COUNSEL'S REPORTS**
15. **DIRECTOR'S REPORTS**
16. **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 July

July 10, 2008; 8:30 a.m. – Regular
July 24, 2008; 8:30 a.m. – Regular

ADDENDUM

10:00 A.M.

11. GENERAL PLAN UPDATE

Housing Element: Review of revised Housing Element. (Negative declaration prepared)*

Staff: Shawna Purvines **Recommendation:** Recommend approval

ACTION:

ADDENDUM #2

8.b. TENTATIVE SUBDIVISION MAP/DESIGN REVIEW (Public Hearing)

TM06-1430/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:

This project was continued from the meeting of June 12, 2008.