



COUNTY OF EL DORADO 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

Walter Mathews, Chair, District IV
Alan Tolhurst, First Vice-Chair, District V
Lou Rain, Second Vice-Chair, District I
Dave Pratt, District II
Tom Heflin, District III

Char Tim Clerk of the Planning Commission

AGENDA

Regular Meeting August 27, 2009 – 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:** July 23, 2009

END OF CONSENT CALENDAR

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**
(Development Services, Transportation, County Counsel)

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **VARIANCE**

V09-0002 submitted by PAT and RENATE FRY (Agent: Kristina Hill) to reduce the front-yard setback from 35 feet to 17 feet and reduce the rear-yard setback from 15 feet to five feet for the reconstruction of a single-family residence. The property, identified by Assessor's Parcel Number 021-331-04, consisting of 27,300 square feet, is located on the west side of Fallen Leaf Road, approximately three miles south of the intersection with Emerald Bay Road, in the Fallen Leaf Lake area, Supervisorial District V. [*Project Planner: Jason Hade*] (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)**

Staff Recommendation: Approval

8. **REZONE/TENTATIVE MAP**

Z08-0004/TM08-1466/Blackhawk Estates submitted by BRUCE WIRTANEN (Agent: Patterson Development) to rezone from Exclusive Agricultural District (AE) to Estate Residential Five-Acre District (RE-5) and Estate Residential Ten-Acre District (RE-10); A tentative map creating 9 lots, ranging in size from 5 acres to 11.5 acres for APN 078-200-71; and the following two Design Waiver requests: (a) Allow the creation of parcels with a length in excess of three times the width for Lots 4 and 5; and (b) Reduction in the required 10 foot shoulder to 2 feet as required in Section III(A)(12) of the Design Improvements Standards Manual. The property, identified by Assessor's Parcel Numbers 078-200-70 and -71, consisting of 77.42 acres, is located on the north and south side of Blackhawk Lane, approximately .25 miles east of the intersection with Mt. Aukum (E16), in the Pleasant Valley area, Supervisorial District II. [*Project Planner: Aaron Mount*] (Mitigated negative declaration prepared)* [*continued from July 23, 2009, meeting*]

Staff Recommendation: Recommend approval

9. **TENTATIVE MAP/PLANNED DEVELOPMENT**

TM95-1309-R-2/PD95-0015-R-2/Ridgeview West Units 4 and 5 (Treviso) submitted by RIDGEVIEW HOMES WEST, LLC (Agent: CTA Engineering and Surveying) to: (1) Amend Recorded Map for Ridgeview West Units 4 and 5; (2) Revise Ridgeview West Tentative Map consisting of the following: (A) Re-subdivision of Lots 4 and 5 of Unit 4 into four lots ranging in size from 0.46 to 0.52 acre and re-designating as Unit 5; and (B) Re-subdivision of existing Lot A (Unit 5) creating Units 6 and 7 with each unit encompassing two lots ranging in size from 0.87 to 2.55 acres; (3) Revision to an approved Development Plan for Ridgeview West Units 5 and 6 including an installation of entry gate at the Via Treviso residential court and modification to the One-Acre Residential Zone District (R1A) development standards; and (4) Design Waiver request to reduce road width from 36 feet to 20 feet for the unnamed court near the end of Via Treviso. The property, identified by Assessor's Parcel Numbers 120-700-04, -05, and -07, consisting of 8.90 acres, is located near the terminus of Via Treviso Road, approximately 1,361 feet north of intersection with Crestline Circle, in the El Dorado Hills Area, Supervisorial District I. [*Project Planner: Mel Pabalinas*] (Previously adopted Negative Declaration in accordance with CEQA Section 15162)

Staff Recommendation: Approval with denial of Design Waiver

10. **ADJOURNMENT**

Respectfully submitted,
ROGER P. TROUT, Director
Development 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 County of El Dorado Planning Services; 2850 Fairlane Court; Placerville, CA 95667 or via e-mail: planning@co.el-dorado.ca.us.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in County of El Dorado 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.

ANNOUNCEMENTS

- The October 22, 2009, Planning Commission meeting has been cancelled.