



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
<http://www.edcgov.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

A G E N D A

Regular Meeting October 8, 2009 – 8:30 A.M.

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chair 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 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m. Comments are limited to 3 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 Planning Services by Thursday the week prior to the meeting. Planning Services 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 PLANNING SERVICES**

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:** September 24, 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**

V09-0003/Nelson Canyon Road submitted by RICHARD RINEHART (Agent: Carlton Engineering) for a variance to allow a reduction in the side yard setback from 30 feet to 16.74 feet for the existing residence. The property, identified by Assessor's Parcel Number 084-040-45, consisting of 5 acres, is located on the west side of Nelson Canyon Road, approximately 800 feet south of the intersection with Howard's Crossing Road, in the Kelsey area, Supervisorial District IV. *[Project Planner: Mel Pabalinas]* (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)**

Staff Recommendation: Approval

8. **PLANNED DEVELOPMENT**

PD09-0003/Auburn Lake Trails Common Areas submitted by AUBURN LAKE TRAILS PROPERTY OWNERS ASSOCIATION for a development plan to address the existing common areas for recreational, utility, storage and institutional uses and improvements on 20 lots within Auburn Lake Trails Subdivision. The properties, identified by Assessor's Parcel Numbers 072-051-01, 072-052-01, 072-153-03, 072-153-

04, 072-153-05, 072-153-10, 072-233-01, 072-160-03, 072-371-34, 072-431-15, 073-341-14, 073-341-15, 073-341-16, 073-341-19, 073-502-05, 073-502-02, 073-502-03, 073-452-08, 073-471-04 and 073-472-05 , consisting of 294.9 acres (20 common lots only), are located within the Auburn Lake Trails Subdivision which has its primary entrance located on the north side of State Route 193, approximately 0.75 mile east of the intersection with State Route 49, in the Cool area, Supervisorial District IV. *[Project Planner: Tom Dougherty]* (Statutory Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)**

Staff Recommendation: Approval

9. PARCEL MAP

P08-0030/Harris submitted by MARY H. NUGENT to create two parcels of 25 acres and 125 acres. The property, identified by Assessor's Parcel Number 101-030-13, consisting of 150 acres, is located at the intersection of Blair Road and Badger Hill Road, in the Pollock Pines area, Supervisorial District II. *[Project Planner: Jason Hade]* (Negative declaration prepared)* *[continued from 7/23/09 and 9/10/09 meetings]*

Staff Recommendation: Recommend approval (requires Board of Supervisors 4/5 vote)

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@edcgov.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.