



COUNTY OF EL DORADO
PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
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Tom Heflin, Second Vice-Chair, District 3
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Char Tim Clerk of the Planning Commission

CONFORMED AGENDA ADDENDUM
Regular Meeting
December 13, 2012 – 8:30 A.M.

9:00 A.M. SESSION

11. TENTATIVE MAP

- b. **TM06-1428/Carson Creek Phase 2, Unit 2** submitted by CARSON CREEK EL DORADO, LLC for the following: 1. Tentative Subdivision Map creating 634 residential lots ranging from 4,000 square feet to 16,390 square feet, two large lettered lots for future multifamily residential development, five private recreational lots, 13 landscape lots, one open space lot, two landscape/access lots, one park lot, two private road lots, one utility lot (pump station), and a Remainder parcel with a phasing plan; 2. Administrative modification to the Carson Creek Specific Plan including: (A) Amendment to the Circulation Plan as follows: (1) Construction of a secondary point of road access connection to Investment Blvd; (2) Construction of 6-foot wide sidewalk on one side of the internal residential collector (promenade); and (3) Removal of sidewalks within residential courts; and (B) Amendment to the Land Use Plan deleting the Sheriff and Fire Station sites; and 3. Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: (A) Construction of Carson Crossing Drive encroachment onto Golden Foothill Parkway based on Standard Plan 103E without the 100-foot tapers; (B) Construction of all proposed encroachments onto Carson Crossing Drive based on Standard Plan 103D without the 100-foot tapers; (C) Construction of dead-end cul-de-sac in excess of 500 feet located at the southern of the project; (D) Reduction of cul-de-sacs and knuckle rights-of-ways from 60 feet to 50 feet and curb face radius from 50 feet to 44.5 feet; (E) Reduction of minimum gutter slope to 0.45%; (F) Reduction of sidewalk widths from 6-foot to 4-foot for residential streets; and (G) Reduction of residential street right-of-way from 50 feet to 40 feet. The property, identified by Assessor’s Parcel Numbers (portions of) 117-010-07, 117-010-08, and 117-020-01, consisting of 546 acres, is located south of Golden Foothills Parkway between the El Dorado Hills Business Park and El Dorado/Sacramento County Line, in the El Dorado Hills area, Supervisorial District 2. *[Project Planner: Mel Pabalinas]* (Addendum to the Carson Creek Specific Plan Environmental Impact Report (EIR) (SCH No. 94072021) in accordance with CEQA Section 15164(a))

Staff Recommendation: Approval
ACTION: APPROVED (5-0)

Respectfully submitted,
ROGER TROUT, Development Services Director