



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

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Tom Heflin, Second Vice-Chair, District 3
Rich Stewart, District 1
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

CONFORMED AGENDA ADDENDUM

**Regular Meeting
July 11, 2013 – 8:30 A.M.**

9. TENTATIVE MAP (Public Hearing)

- a. **TM08-1477/Ridgeview Village Unit No. 9** submitted by PACIFIC STATES DEVELOPMENT (Agent: CTA Engineering and Surveying) for the following: 1. Tentative Subdivision Map creating 44 single-family residential lots ranging in size from 12,004 square feet to 51,257 square feet; 2. Design Waivers of the following Design and Improvement Standards Manual (DISM) Standards: (A) Reduction of Right-of-Way on Beatty Drive from 60 feet to 50 feet; (B) Construction of reduced sidewalk from 6 feet to 4.5 feet on one side (downhill) only of Beatty Drive; (C) Modification to following driveway standards under DISM Plan 103A-1: (1) Allow encroachment on the required 25-foot separation from a driveway to the radius return; (2) Allow construction of 10-foot wide driveway for a single car garage without 4-foot taper; and (3) Allow construction of 16-foot wide driveway for two-car garage without 4-foot taper; and (D) Allow construction of Type I Rolled Curb and Gutter along residential street frontages; and 3. Findings of Consistency with General Plan Policy 7.3.3.4 in accordance with the Interim Interpretive Guidelines to reduce setback from 50 feet to 20 feet from an intermittent wetland. The property, identified by Assessor's Parcel Number 120-010-01, consisting of 22.4 acres, is located approximately 160 feet south from the intersection of Powers Drive and Beatty Drive, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Mel Pabalinas*] (Mitigated Negative Declaration prepared) [*Conceptual motion made on 6/27/13 and continued to 7/11/13 meeting*]
- ACTION: APPROVED (3-0; Pratt, Mathews-absent)**

Respectfully submitted,
ROGER TROUT, Executive Secretary

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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.