



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

AGENDA

Regular Meeting January 23, 2014 – 8:30 A.M.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

Persons wishing to speak on a Consent Calendar item are requested to 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. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00am. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting.

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, written information from the public is encouraged to be submitted 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.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

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: January 9, 2014

Staff Recommendation: Approve meeting minutes as presented

Findings of Consistency with General Plan:

b. GOV14-0001/Rubicon Trail Easements submitted by EL DORADO COUNTY for a Finding of Consistency with the El Dorado County General Plan for the acquisition of road easements for the Rubicon Trail pursuant to Government Code 65402. The properties, identified by Assessor's Parcel Numbers 010-100-01 (located approximately 3.9 trail miles northeast from the Loon Lake Kiosk; from the west boundary of the parcel, the Trail traverses the parcel for approximately 1.1 miles before entering the U.S. Forest Service parcel to the southwest) and 010-180-07 (located approximately 6.4 trail miles east from the Wentworth Springs Campground; from the southern boundary of the parcel, the Trail traverses the parcel for approximately 1.3 miles before entering Placer County), in the Crystal Basin area, Supervisorial District 4. [*Project Planner: Peter Maurer*]

Staff Recommendation: Find request is consistent with the General Plan

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. – TIME ALLOCATION

7. **PUBLIC FORUM/PUBLIC COMMENT**

8. **TENTATIVE MAP (Public Hearing)**

TM13-1513/Promontory Village 8 submitted by RENASCI VILLAGE 8, LLC (Agent: CTA Engineering and Surveying) to create 63 residential lots, ranging in size from approximately 8,000 square feet to 51,500 square feet, and 10 open space lots. The property, identified by Assessor's Parcel Number 124-400-01, consisting of 63.24 acres, is located west of the future extension of Via Treviso, between the Ridgeview West Units 1 and 4 subdivision and the Ridgeview Village Estates Unit 3 subdivision and the El Dorado/Sacramento County line, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Peter Maurer] (Statutory Exemption pursuant to Section 65457 of the CEQA Guidelines)**

Staff Recommendation: Approval

9. **SPECIFIC PLAN AMENDMENT/TENTATIVE MAP (Public Hearing)**

SP94-0001-R/Valley View Specific Plan Amendment and TM12-1506/West Valley View Village Lot W submitted by THE NEW HOME COMPANY (Agent: CTA Engineering and Surveying) to request the following: (1) Specific Plan Amendment to amend the land use identified in Figure 4.2 "Valley View Land Use Plan" of the Valley View Specific Plan for the following properties: A. Assessor's Parcel Numbers 118-140-63 and -65 (Lots X & W) from Village Center (VC) to Core Residential (CR); B. Assessor's Parcel Number 118-140-61 (Lot V) from Mixed Use (MU) to Core Residential (CR); C. Assessor's Parcel Number 118-130-01 (The Vineyards) from Core Residential (CR) to Village Center (VC); D. Assessor's Parcel Number 118-130-18 (Mercy Housing) from Core Residential (CR) to Multifamily Residential (MFR); and E. An 11 acre portion of Assessor's Parcel Number 118-130-33 from Multifamily Residential (MFR) to Open Space (OS); (2) Amend Figure 4.1 "Land Use Table" of the Valley View Specific Plan to reflect the land use amendments made to the identified properties; (3) Tentative Map on Assessor's Parcel Number 118-140-65 (Lot W) creating

73 residential lots ranging in size from approximately 3,100 square feet to 6,200 square feet, with 7 lettered lots; and (4) Design Waivers to allow for the following: A. Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and B. Reduce 52 foot right of way to 37 feet for the main loop, to 35 feet for the north exit, to 33 feet for the tee courts, and to 29 feet for the stub street. The property, identified by Assessor's Parcel Numbers 118-140-61, 118-140-63, 118-140-65, 118-130-01, 118-130-18 and a portion of 118-130-33, consisting of a total of 79.66 acres (70 acres: SP94-0001-R/Valley View Specific Plan; and 9.66 acres: TM12-1506/West Valley Village Lot W), is located: (A) SP94-0001-R/Valley View Specific Plan: Both sides of Valley View Parkway, just south of White Rock Road; both sides of Clubview Drive east of Latrobe Road; and the northeast corner of Latrobe Road and Royal Oaks Drive, in the El Dorado Hills area, Supervisorial District 2; and (B) TM12-1506/West Valley Village Lot W: Southeast corner of Latrobe Road and Clubview Drive, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Peter Maurer*] (EIR Addendum pursuant to Section 15164 of the CEQA Guidelines)**

Staff Recommendation: Recommend approval to the Board of Supervisors

10. ELECTION OF OFFICERS

The Commission will elect a Chair, First Vice-Chair, and Second Vice-Chair for 2014, with those selections becoming effective at the next regular meeting.

11. ADJOURNMENT

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.

**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.