



EL DORADO COUNTY PLANNING DEPARTMENT

Lorraine Larsen-Hallock District I
John MacCready District II
Dave Machado District III
Vacant District IV
Alan Tolhurst District V
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CONFORMED AGENDA

Regular Meeting of the Planning Commission January 22, 2004 – 8:30 A.M. BUILDING C HEARING ROOM 2850 Fairlane Court, Placerville, CA

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 five 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.

**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:** January 8, 2004
ACTION: Approved

5. **ELECTION OF OFFICERS**

- a. Election of Chair, First Vice Chair, and Second Vice Chair for 2004
ACTION: Chair – Machado; First Vice Chair – Mac Cready;
Second Vice Chair – Tolhurst

6. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

7. **COMMISSIONERS' REPORTS** - None

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT - None

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

- a. **TM99-1359;** submitted by VALLEY VIEW INVESTORS LLC (Agent: MJM Properties, LLC) to create the following: 1. 1,143 single family residential parcels ranging in size from 5,448 to 39,652 square feet, with phasing plan; 2. Five parcels for future development (Lots V, W, X, Y, and Z); 3. Sixteen open space parcels totaling 352 acres (Lots AA through QQ); 4. Three park sites totaling 29 acres; 5. One 18.72-acre school site; and 6. Phase O large lot subdivision to create 48 lots for financing purposes. Board of Supervisors Resolution No. 160-2000 limits the scope of review to issues regarding the traffic analysis. The properties, identified by Assessor's Parcel Numbers 108-490-13, -14, and -29, consist of 982 acres, are located on the east side of Latrobe Road, approximately ½ mile south of the intersection with White Rock Road, in the Valley View Specific Plan area of the **El Dorado Hills area.** (Statutorily exempt from CEQA pursuant to Sections 15182 and 15168 of the CEQA Guidelines)**

This item was continued from the meeting of January 8, 2004.

STAFF (RT) Recommendation: Conditional approval
ACTION: Conditionally approved

9. GENERAL PLAN

- a. Update: Staff will update Commission on progress of General Plan.
ACTION: No action required

10. DEPARTMENT OF TRANSPORTATION - None

11. COUNTY COUNSEL'S REPORTS - None

12. DIRECTOR'S REPORTS - None

13. ADJOURNMENT

Respectfully submitted,
CRAVEN ALCOTT, Interim Planning Director

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 Craven Alcott, Interim Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

**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.

Meetings for the Month of March

March 11, 2004; 8:30 a.m. – Regular
March 25, 2004; 8:30 a.m. – Regular