



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Walter Mathews..... District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

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A G E N D A

**Regular Meeting of the Planning Commission
July 26, 2007 – 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 three 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.

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 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:** June 28 and July 12, 2007
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

CONSENT CALENDAR/APPLICATIONS

7. **WILLIAMSON ACT CONTRACTS** (Public Hearing)

WAC06-0015/WAC06-0016/WAC06-0017 submitted by ROY and MARILYN RUTZ (Agent: Bill Snodgrass) to divide existing Agricultural Preserve #142 into three separate agricultural preserves. The properties proposed for each preserve are as follows: WAC06-0015 - Assessor's Parcel Numbers 088-020-72, -79, -81, and -82, consisting of 307.5 acres; WAC06-0016 - Assessor's Parcel Number 088-020-71, consisting of 50.6 acres; and WAC06-0017 - Assessor's Parcel Number 088-020-80 (portion of Boundary Line Adjustment BLA06-0076), consisting of 62.8 acres. The existing preserve is located on the east side of Hackomiller Road, north of the intersection with Garden Valley Road, in the **Garden Valley area**, Supervisorial District IV. (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)*

The **Board of Supervisors** will consider these applications on **August 28, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

Staff: Michael Baron **Recommendation:** Recommend approval
ACTION:

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

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

TM95-1298E/TM99-1299/Marble Valley submitted by MARBLE VALLEY COMPANY, LLC (Agent: Kirk Bone) for five one-year time extensions on the approved tentative maps. The maps would create 398 single-family residential lots with an average size of two acres, lots for open space, a cultural arts center, school site, park and ride, and public and private streets. The properties, identified by Assessors Parcel Numbers 119-020-44, 119-030-09, -10, -11, and -13, and 087-200-74, consisting of 2,341 acres, are located on the south side of U.S. Highway 50, between the Bass Lake Road and Cambridge Road interchanges, in the **El Dorado Hills area**, Supervisorial District II. (Environmental Impact Report adopted for original project)

Staff: Mel Pabalinas Recommendation: Conditional approval

ACTION:

9. **REASONABLE USE DETERMINATION**

Planned Development PD06-0026/Tentative Parcel Map P87-0118R/Walgreens submitted by SMITH & GABBERT, INCL/MICHAEL and KRISTIN WADDEN, RICHARD THOMAS MARSHAL, D.V.M. and SHIRLEY ANN MARSHALL, Trustees of the Marshall Trust. A Reasonable Use Determination, pursuant to Section 7.4.4.4 of the General Plan, has been requested for properties identified by Assessor's Parcel Numbers 083-453-06, -07, -08, -15, and -16. The properties are located on the north side of Cameron Park Drive, approximately 320 feet west of the intersection with Palmer Drive, in the **Cameron Park area**, Supervisorial District IV.

Staff: Audrey Anderson Recommendation: Find request consistent with intent of
Policy 7.4.4.4

ACTION:

10. **CONCEPTUAL REVIEW**

AZ07-0007/Z07-0016/PD07-0012/TM07-1441 submitted by RANCHO CORTINA PROPERTIES/Camille Courtney. The proposed project consists of a General Plan amendment, rezone, planned development, and tentative subdivision map proposing to create 146 lots ranging in size from 13,500 square feet to 2.48 acres on a 192.7 acre site. Also planned are approximately 70 acres of open space including a pond, Slate Creek, and walking trails. The General Plan amendment is for the following changes in land use designations: Assessor's Parcel Number 319-260-89 from High Density Residential (HDR) to Medium Density Residential (MDR); 331-070-01 from MDR to HDR; a portion of 331-620-23 from Rural Residential (RR) to HDR; a portion of 331-620-04 from RR to HDR; a portion of 331-620-05 from RR to MDR/HDR; 331-620-10 from HDR to Low Density Residential (LDR); a portion of 331-620-13 from RR to MDR; and a portion of 331-620-18 from RR to MDR. The General Plan amendment would also include shifting the existing Community Region boundary line that bisects the project site

to the south to be co-terminus with Shinn Ranch Road. Rezoning consists of the following: Assessor's Parcel Number 319-260-89 from Estate Residential Ten-acre (RE-10) to Single-family Two-acre Residential (R2A); 331-070-01 from Estate Residential Five-acre (RE-5) to One-family Residential-Planned Development (R1-PD); 331-620-23 from R1, RE-10, and Residential Agricultural Twenty-acre (RA-20) to R1-PD; 331-620-05 from R2A, RE-5, and RE-10 to One-acre Residential-Planned Development (R1A-PD) and R1-PD; 331-620-13 from R1, RE-5, RE-10, and RA-20 to R1A-PD and R1-PD; and 331-620-18 from R2A and RE-10 to RE-5. Primary access is to be provided via Kingvale Road, Gold Country Drive, and Pleasant Valley Road with an emergency-only gated entry off Shinn Ranch Road. The site is located on the south side of Mother Lode Drive, east of the intersection with Kingvale Road, in the **El Dorado area**, Supervisorial District III.

Staff: Jason Hade Recommendation: Remove from agenda.

ACTION:

11. **GENERAL PLAN UPDATE**
12. **ZONING ORDINANCE UPDATE**
13. **DEPARTMENT OF TRANSPORTATION**
14. **COUNTY COUNSEL'S REPORTS**
15. **DIRECTOR'S REPORTS**
16. **ADJOURNMENT**

Respectfully submitted,
GREGORY L. FUZ, Development Services 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 Planning Services; 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 August

August 9, 2007; 8:30 a.m. – Regular
August 23, 2007; 8:30 a.m. – Regular