



# 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

Tom Heflin Chair, District III  
Dave Pratt, First Vice-Chair, District II  
Walter Mathews, Second Vice-Chair, District IV  
Lou Rain, District I  
Alan Tolhurst, District V

Char Tim ..... Clerk of the Planning Commission

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## AGENDA

### **Regular Meeting September 22, 2011 – 8:30 A.M.**

Persons wishing to speak on a Consent Calendar item are requested to so 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.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m. Comments are limited to 3 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, 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.**

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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN PLANNING SERVICES**

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**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:** September 8, 2011

**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. **VARIANCE**

**V11-0001** submitted by CAROLYN BURKE for a variance request to reduce the side yard setback from five feet to zero feet for placement of a garage with second-story living space. The property, identified by Assessor's Parcel Number 015-420-02, consisting of 1,620 square feet, is located on the west side of State Route 89, approximately 100 feet south of the intersection with Wilson Avenue, in the Tahoma area, Supervisorial District 5. [*Project Planner: Tom Purciel*] (Categorical Exemption pursuant to Sections 15303(e) and 15305(a) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

9. **REZONE/PARCEL MAP**

- a. **Z09-0009/P09-0013** submitted by ANTHONY P. DEVILLE, SR. and LINDA DEVILLE (Agent: C.J. Smith, III) to rezone from Estate Residential (RE-10) to Estate Residential Five-Acre (RE-5); and Tentative Parcel Map to create two

parcels, each five acres in size. The property, identified by Assessor's Parcel Number 070-131-07, consisting of 10.3 acres, is located on the west side of Sierra Vista Road, approximately 1.2 miles south of the intersection with Green Valley Road, in the Rescue area, Supervisorial District 4. [*Project Planner: Tom Dougherty*] (Negative declaration prepared)\*

Staff Recommendation: Recommend approval to the Board of Supervisors

- b. **Z09-0010/P09-0014** submitted by ANTHONY P. DEVILLE, JR. and SHARON DEVILLE (Agent: C.J. Smith, III) to rezone from Estate Residential (RE-10) to Estate Residential Five-Acre (RE-5); Tentative Parcel Map to create two parcels, each five acres in size; and a Design Waiver request to allow a driveway to access Parcel A. The property, identified by Assessor's Parcel Number 070-131-16, consisting of 10.01 acres, is located on the west side of Sierra Vista Road, approximately 1.2 miles south of the intersection with Green Valley Road, in the Rescue area, Supervisorial District 4. [*Project Planner: Tom Dougherty*] (Negative declaration prepared)\*

Staff Recommendation: Recommend approval to the Board of Supervisors

## 10. APPEAL

**Site Plan Review Appeal SPR11-0003-A** submitted by STANDARD PACIFIC HOMES to appeal the denial of Staff Level Site Plan Review SPR 11-0003 for a proposed reduced front yard setback from 20 feet to 13 feet. The property, identified by Assessor's Parcel Numbers 118-380-01 to 118-380-65, 118-390-01 to 118-390-03, 118-390-08 to 118-390-21, 118-390-27, 118-390-29, and 118-390-35 to 118-390-42, consisting of 21.8 acres, is located on the northwest corner area of Blackstone Parkway and Clover Valley Lane in the West Valley Village (Sagewood at Blackstone) portion of Valley View Specific Plan Area, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Mel Pabalinas*] (Statutory Exemption pursuant to Section 15270(a) of the CEQA Guidelines)\*\*

Staff Recommendation: Deny appeal and consider modified request by applicant

## 11. ADJOURNMENT

Respectfully submitted,  
ROGER TROUT, 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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

\*\*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.