

**FROM THE PLANNING COMMISSION MINUTES OF APRIL 28, 2011**

**9. REZONE/PARCEL MAP**

**Z10-0005/P10-0004/Jones Parcel Map** submitted by MICHAEL and JANINE JONES to rezone from Single Family Two-Acre Residential (R2A) to Estate Residential Five-Acre (RE-5); and Tentative Parcel Map to create three single-family residential parcels comprising of 5.60, 5.84 and 7.64 acres in size. The property, identified by Assessor's Parcel Number 048-121-11, consisting of 19.09 acres, is located on the east and west sides of Ivy Knoll Drive, south of the intersection with Leaning Tree Road, in the Placerville Periphery area, Supervisorial District 3. [*Project Planner: Tom Dougherty*] (Mitigated negative declaration prepared)\*

Tom Dougherty presented the item to the Commission with a recommendation of approval to the Board of Supervisors. He referenced the Staff Memo dated April 20, 2011 recommending a revision to Condition #12. Mr. Dougherty also stated that no public letter had been received on this project.

In response to Commissioner Pratt's inquiry, Mr. Dougherty clarified that the project was near El Dorado Irrigation District's service area but was not located within it.

Michael Jones/applicant was available for questions.

No further discussion was presented.

**Motion: Commissioner Rain moved, seconded by Commissioner Pratt, and carried (5-0), to recommend the Board of Supervisors take the following action: 1. Adopt the Mitigated Negative Declaration, based on the Initial Study prepared by staff; 2. Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures in the Conditions of Approval as presented; 3. Approve Rezone Z10-0005 based on the Findings as presented; and 4. Approve Tentative Parcel Map P10-0004 based on the Findings and subject to the Conditions of Approval as amended: (a) Modify Condition #12 as identified in the Staff Memo dated April 20, 2011.**

**AYES: Mathews, Tolhurst, Pratt, Rain, Heflin**  
**NOES: None**