

**FROM THE MINUTES OF AUGUST 23, 2007**

**7. REZONE/TENTATIVE SUBDIVISION MAP (Public Hearing)**

a. **Z05-0019/Tentative Subdivision Map TM05-1403** submitted by JOHN PROTZEL (Engineer: Cooper, Thorne & Associates) to rezone property from Estate Residential Ten-acre (RE-10) to One-family Residential (R1) and One-half Acre Residential (R20,000) and tentative map to create 45 single family lots ranging in size from 7,910 to 97,641 square feet. Six letter lots are proposed for landscaping along Marble Valley Road. Two design waivers have been requested to allow construction of a four-foot wide sidewalk in lieu of the six-foot wide sidewalk along Voltaire Drive, and reduction of the right-of-way for Voltaire Drive, C Drive, and D Drive to 44 feet rather than the required 60 feet, as well as reduction of the right-of-way for Beasley Drive to 50 feet rather than the required 60 feet. The property, identified by Assessor's Parcel Number 119-020-48, consisting of 32.66 acres, is located on the south end of the existing Voltaire Road, approximately one-half mile southwest of the intersection of U.S. Highway 50 and Cambridge Drive, in the **Cameron Park area**, Supervisorial District II. (Mitigated negative declaration prepared)

Staff: Daniel Hamilton recommended approval to the Board of Supervisors and proposed some revised conditions.

Commissioner Machado stated he would like all the Commissioners to receive copies of the Marble Valley Development Agreement.

Dave Crosariol thanked staff for the work on the staff report and conditions of approval. He had no issues with the conditions of approval.

Greg Porter, property owner immediately adjacent to the south, voiced approval for the project.

Michael Race, El Dorado county Fire Protection District, said Cameron Park only protects the far eastern portion of the project. The balance of the project is in the El Dorado County Fire Protection District. They would like this project annexed into the Cameron Park Community Services District for parks, CC&Rs, etc. Mr. Hamilton said the fire district's comments have been incorporated into the conditions of approval.

There were no further comments.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER MATHEWS AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MACHADO, MATHEWS, TOLHURST, AND KNIGHT; ABSENT – COMMISSIONER MAC CREADY, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED; APPROVE Z05-0019 REZONING ASSESSOR’S PARCEL NUMBER 119-020-48 FROM ESTATE RESIDENTIAL TEN-ACRE (RE-10) TO ONE-FAMILY RESIDENTIAL (R1) AND ONE-HALF ACRE RESIDENTIAL (R20,000), BASED ON THE FINDINGS PROPOSED BY STAFF; AND APPROVE TM05-1403 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS AS MODIFIED.