



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Minute Order Planning Commission

Gary Miller, Chair, District 2
James Williams, First Vice-Chair, District 4
Jon Vegna, Second Vice-Chair, District 1
Jeff Hansen, District 3
Brian Shinault, District 5

Char Tim, Clerk of the Planning Commission

Thursday, May 10, 2018

8:30 AM

Building C Hearing Room

5. [18-0578](#)

Hearing to consider the Cameron Ranch project (Rezone Z17-0001/Planned Development PD17-0001/Tentative Subdivision Map TM17-1531)* for the following requests: (1) Tentative Subdivision Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 Attached, 9 Detached); (2) Rezone to add the Planned Development combined zone to complement the existing Multi-unit Residential zone; and (3) Design Waivers of the El Dorado County Design and Improvement Standard Manual on property identified by Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01, consisting of 5.6 acres, in the Cameron Park area, submitted by Starbuck Road 56, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study;
- 2) Approve Z17-0001 rezoning Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01 to add the Planned Development overlay based on the Findings presented;
- 3) Approve Tentative Subdivision Map TM17-1531 based on the Findings and subject to the Conditions of Approval as presented; and
- 4) Approve the following Design Waivers for the modification of subdivision road improvement Standard Plan 101B:
 - (a) Drive D: Reduction of right-of-way width from 50 feet to 39 feet; and Reduction in sidewalk width from 6 feet to 4 feet;
 - (b) Drives A, B, and C: Reduction of right-of-way width from 50 feet to 26 feet; and Reduction of road width from 28 feet to 25 feet;
 - (c) Drive E: Reduction of right-of-way width from 50 feet to 45 feet; Reduction in sidewalk width to 4 feet wide; and Reduction in cul-de-sac blub to 42.5-foot radius; and
 - (d) Reduction in driveway setback from curb returns from 25 feet to 4.5 feet.

(Supervisorial District 4) (cont. 4/26/18, Item #3)

Public Comment: A. Smith, P. Rodgers, P. Wilder, L. Matteo, S. Smith, C. Rodgers

A motion was made by Commissioner Shinault, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff's recommended actions with the following amendments: (a) Add new Condition of Approval for landscaping along the north side of Drive D and the block wall along Green Valley Road; (b) Modifications as identified in the Staff Memos dated May 8, 2018 (Minor Text Corrections and Revisions to Conditions of Approval) and May 9, 2018 (New Housing Element Findings and Conditions of Approval), including the incorporation of the road widths; and (c) Direction to staff to keep the continuous sidewalk down the cul-de-sac on Drive D.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna