



# County of El Dorado

Planning and Building  
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## 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*

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Thursday, April 26, 2018

8:30 AM

Building C Hearing Room

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3. [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.

(Supervisory District 4)

*Public Comment: T. Schneider, unknown*

**A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Continue the item to the May 10, 2018 meeting at the applicant's request.**

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