



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

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

Julie Saylor, Clerk of the Planning Commission
Tiffany Schmid, Executive Secretary
Breann Moebius, Deputy County Counsel

Thursday, August 27, 2020

8:30 AM

VIRTUALLY - See Agenda
for Details to View and
Participate

2. [20-0988](#)

Hearing to consider the Rancho Victoria project (Rezone Z18-0009/Tentative Parcel Map P18-0011)* to request a rezone from Rural Lands, 40-Acre (RL-40) to Rural Lands, 20-Acre (RL-20) and a Tentative Parcel Map dividing an 81.81 acre property into three parcels ranging in size from 26.7 acres to 33.13 acres on property identified by Assessor's Parcel Number 087-010-035, consisting of 81.81 acres, in the Latrobe area, submitted by Jeff Sweigart; and staff recommending the Planning Commission forward the Board of Supervisors the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
 - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
 - 3) Approve Rezone Z18-0009 based on the Findings as presented; and
 - 4) Approve Tentative Parcel Map P18-0011, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2) (cont. 08/13/20, Item #3)

Public Comment: K. Greenwood

Chair Vegna opened the hearing and upon conclusion of public comment and staff input, closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Miller, to Approve staff's recommended actions with the following modifications:

- 1) Modify Condition of Approval #6 by replacing 'non-building' with 'non-development' and to reflect these corrections in the Initial Study under Mitigation Measure CUL-2;**
- 2) Modify Condition of Approval #7: ...by adding two inches (depth) of Hot Mix Asphalt (HMA) on six inches (depth) of Class 2 Aggregate Base along the edge of pavement...;**
- 3) Modify Condition of Approval #17: ...Prior to new buildings or structures being placed on one or more of these parcels the applicants will need to demonstrate**

that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code...; and,

4) Modify Condition of Approval #18 subsection 'a' and 'c' as follows:

a) The existing private road serving the project (Victoria Way) provides a minimum of two - ten-foot traffic lanes, not including shoulder and striping, to provide access to all three parcels served by the road. The existing sixteen-foot-wide paved section and four-foot-wide aggregate base section is deemed acceptable so long as it can be demonstrated to show that it is designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds. All future subdivision of parcels that are proposed to be served by Victoria Way shall require the road to be paved to no less than two - ten-foot traffic lanes, not including shoulder and striping to serve all parcels.

c) South Shingle Road shall be widened to provide two paved ten-foot traffic lanes, not including shoulder and striping, to provide emergency vehicle access to the project, for that section of road described in DOT Project Condition No. 7. If two 10-foot traffic lanes cannot be achieved across the box drainage culvert on South Shingle Road, an approved turnout may be placed west of the box drainage culvert on South Shingle Road to provide the same practical effect in meeting this requirement at that location. All essential road improvements shall be complete and meet all of the requirements of CCR Title 14, or bonded in accordance with County of El Dorado DOT requirements, prior to approval of the final map for the project.

Votes were by roll call.

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