

# County of El Dorado

BOARD OF SUPERVISORS

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 BILLIE MITCHELL.....COUNTY CLERK

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C O N F O R M E D

A G E N D A

Special Meeting of the Board of Supervisors

June 26, 1987

9:00 A.M.

JAMES R. SWEENEY, Chairman                      DIXIE L. FOOTE, Board Clerk  
SUPERVISORS: DORR, LOWE, SWEENEY, VISMAN AND CEFALU  
 Supervisor Cefalu absent

Hearing to consider the following tentative maps located within the Northwest El Dorado Hills Specific Plan, in the El Dorado Hills/Salmon Falls Area:

TM87-1070; tentative map with design waiver (to waive all road improvement requirements), consisting of 16 lots on 629.5 acres of land zoned One-Family Residential; One-Family Residential-Planned Development; Limited Multifamily Residential-Planned Development; Planned Commercial; and Open Space (APN 106-010-13, -15, -18; 106-110-19) and is located, generally, north of Green Valley Road, south of Lakehills Estates, east of Folsom Lake, west of Lakehills, petitioned by Southfork Partnership.

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**BOARD ACTION** - Board conceptually approved Tentative Map No. 87-1070 subject to the eight conditions proposed by the Planning Commission, with condition number 3 amended to change the word "centerline" to read "centerlines or sidelines", condition number 8 amended to add the words "and conveyance" after the word "financing", and the addition of a condition number 9 to read, "Where any conflicts with the conditions of this Tentative Map and the policies of the Specific Plan in effect on the date of approval of the Tentative Map arise, the policies of the Specific Plan shall prevail."; said conceptual approval subject to the findings of the Planning Commission on 4/23/87, and the additional finding that subsequent maps will comply with the conditions on a specific plan as an additional finding. (Final approval continued to June 30, 1987.)

TM86-1057, tentative map with design waiver (to exceed the 3:1 lot ratio requirement of lots 37, 96, 97, 98, and 99), consisting of 104 lots and 2 open space lots on 104.8 acres of land zoned One-Family Residential and Open Space (APN 106-110-19 and portions of 106-010-01, -13, -18) located west of Francisco Drive, south of Guadalupe Loop and east of Folsom Lake, petitioned by Southfork Partnership.

**BOARD ACTION** - Board conceptually approved Tentative Map No. 86-1057 subject to the 29 conditions proposed by the Planning Commission with the following modifications: Condition No. 4 amended to add the words "by fencing or ribbons" after the word "protected"; Condition No. 9 amended to add a second paragraph as written in the Planning Director's memorandum to the Board regarding same dated 6/25/87, and the addition of the sentence "This condition shall be included in the Subdivision Improvement Agreement."; Condition No. 16 amended to change "Guadalupe Loop" to "Guadalupe Road"; Condition No. 23 deleted; Condition No. 26 (which becomes #25) amended to delete the words "as it previously existed" and substitute same with the words "for such parcel"; Condition No. 28 (which becomes #27) amended to add in parenthesis "(lot H as designated on TM87-1070)" after the words "park site"; Condition No. 29 (which becomes #28) amended to delete the first sentence and substitute same with the words, "Where the conditions of approval require the subdivider to perform off-site improvements," and to change the word "shall" (after "County") to "may"; and the Board approved the addition of conditions nos. 30 and 31 (which now become 29 and 30) proposed by the Planning Director in his memorandum to the Board regarding same dated 6/25/87. (Final approval continued to June 30, 1987.)

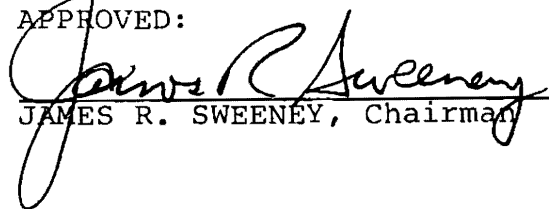
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TM86-1058, tentative map with phasing plan, consisting of 397 lots on 191.5 acres of land zoned One-Family Residential (portions of APN 106-010-18), located east of Francisco Drive, south of Lakehills Estates, and west of Lakehills Drive, petitioned by Southfork Partnership.

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**BOARD ACTION** - Due to improper notice, hearing on TM86-1058 rescheduled for Wednesday, July 8, 1987, at 9:00 a.m.

APPROVED:

  
JAMES R. SWEENEY, Chairman

ATTEST:  
BILLIE MITCHELL, County Clerk &  
ex officio Clerk of the Board

By   
Deputy Clerk

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