



EL DORADO COUNTY  
PLANNING DEPARTMENT

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Lorraine Larsen-Hallock ..... District I  
John MacCready ..... District II  
Dave Machado ..... District III  
Chris Chaloupka ..... District IV  
Alan Tolhurst ..... District V  
Jo Ann Brillisour ..... Clerk of the Commission

2850 Fairlane Court • Placerville, CA 95667  
<http://www.co.el-dorado.ca.us/planning>  
Phone: (530) 621-5355  
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**CONFORMED AGENDA**

**Regular Meeting of the Planning Commission  
May 13, 2004 – 8:30 A.M.  
BUILDING C HEARING ROOM  
2850 Fairlane Court, Placerville, CA**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman or Clerk prior to 8:30 a.m. Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to five minutes per person. The Commission reserves the right to waive said rules by a majority vote. **Please note:** Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

**The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, any written information from the public must be received by the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.**

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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**8:30 A.M.**

1. **CALL TO ORDER**

2. **ADOPTION OF AGENDA**

3. **PLEDGE OF ALLEGIANCE**

4. **CONSENT CALENDAR** (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)

- a. **Minutes:** April 22, 2004  
**ACTION:** Approved

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **CAPITAL IMPROVEMENT PLANS** (Public Hearing)

- a. Annual update for the El Dorado Hills County Water District (El Dorado Hills Fire Department)

STAFF (Fire District) **Recommendation:** Find request consistent  
**ACTION:** Request found consistent with General Plan

- b. Annual update for the El Dorado Hills Community Services District Park and Recreation Facilities Plan and Nexus Study

STAFF (EDHCSD) **Recommendation:** Find request consistent  
**ACTION:** Request found consistent with General Plan

8. **DESIGN REVIEW** (Public Hearing)

- a. **DR03-14**, submitted by KENNETH W. and ZOLANE SHERROD (Agent: Patterson Development) to allow rough grading to create three building pads (70,000 square feet, 180,000 square feet, and 30,000 square feet each), rough-

graded roadway alignment, drainage improvements, and erosion/sediment control features. Net soil export from cut and fill ranging from 15,000 cy to 30,000 cy. No development is proposed. The property, identified by Assessor's Parcel Number 327-160-29 and -30, are located south of Runnymede Drive, approximately 350 feet east of the intersection with El Dorado Road, in the **Diamond Springs/El Dorado area**. (Mitigated negative declaration prepared)\*

STAFF (AT)                    Recommendation:    See staff report on file in the  
Planning Department

**ACTION:**                    Continued off calendar

9.    **PARCEL MAP CORRECTION** (Public Hearing)

- a.    **P03-03C** submitted by MARLA CHANCE to correct a recorded parcel map in order to abandon a portion and relocate the 50-foot wide non-exclusive road and public utility easement (extension of Gemstone Road) crossing Assessor's Parcel Number 096-090-12 created through the recordation of the parcel map. The easement will be relocated approximately 135 east of the original location. The property consists of 5.03 acres and is located on the east and west side of Gemstone Road, approximately 0.7 mile north of the intersection with Cedar Ravine Road, in the **Placerville area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)\*\*

STAFF (RE)                    Recommendation:    Conditional approval

**ACTION:**                    Conditionally approved

10.   **SPECIAL USE PERMIT**(Public Hearing)

- a.    **S03-35/Rolling Hills Christian Church** submitted by PETE BERNARDONI (Agent: Dan Kinnoin/TPC Architect, Inc.) to allow the expansion of existing church facilities approved under Design Review DR00-16 as follows: 1) Convert existing Phase 1 building from sanctuary use to Christian educational use (Sunday school, Bible study classes) with the addition of 964 square feet; 2) Phase 2 construction of a single-story sanctuary building consisting of 47,410 square feet to be used for assembly space, Sunday school rooms, administrative offices, a coffee room and resource center; and 3) Expand the existing parking area of 318 spaces to include 363 spaces with Phase 2, and 284 spaces with Phase 3. The properties, identified by Assessor's Parcel Numbers 108-040-33 and 108-500-03, consists of 12.5 and 6.6 acres respectively, are located within Village 1 of the Carson Creek Specific Plan, on the southwest side of White Rock Road, approximately one mile southwest of the intersection with Latrobe Road, in the **El Dorado Hills area**. (Mitigated negative declaration prepared)\*

STAFF (LM)                    Recommendation:    Conditional approval

**ACTION:**                    Conditionally approved

11. **REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP** (Public Hearing)

- a. **TM03-1386/PD03-10/Serrano, Village J4** submitted by SERRANO ASSOCIATES, LLC (Agent: Sam Miller for the following: 1. Tentative subdivision map proposing the creation of 56 residential lots ranging in size from 5,984 14,028 square feet on a 16.23-acre site, with the following design waivers: a. Reduction of road right-of-way from 50 feet to 36 feet for cul-de-sac streets (21, 22, and 23 Court) to conform to actual street width improvements and a reduction in cul-de-sac turnaround right-of-way radius from 60 feet to 47 feet with an improvement diameter of 80 feet; b. Reduction of road right-of-way for Becket Drive from 50 feet to 46 feet to conform to actual street width improvements. c. Reduction in sidewalk widths from 6 to 4 feet; and d. Cul-de-sac street improvements will include sidewalks around the cul-de-sac and on only one side of the street for 21, 22, and 23 Courts. 2. Development plan to allow the following standards: a. Minimum lot size of 5,500 square feet; b. Maximum lot coverage as follows: (1) For lots with a pad width of less than 55 feet: 50 percent lot coverage; (2) For all other lots: 40 percent lot coverage; c. Minimum lot width of 50 feet; d. Reduced setbacks - Front: 20 feet; Side: Shall be a minimum of 5 feet regardless of building height, except for air conditioning units and pool equipment that may encroach to 2.5 feet provided they are screened by a solid fence; Rear: 15 feet; e. Maximum building height shall not exceed 35 feet; and f. Attached chimneys may extend into the required setbacks by no more than 3 feet. 3. Request to modify the zoning on the subject property from Planned Commercial (CP) to One-family Residential – Planned Development (R1-PD) to allow the proposed subdivision pursuant to the provisions of Section 1.8 of the Development Agreement for the El Dorado Hills Specific Plan. The properties, identified by Assessor's Parcel Numbers 113-090-12 and -13, consist 16.23 acres, are located on the southwest side of the current terminus on Serrano Parkway, adjacent to the proposed alignment of new Bass Lake Road, in the **El Dorado Hills area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)\*\*

STAFF (RE) Recommendation: Conditional approval  
ACTION: Conditionally approved

12. **GENERAL PLAN**

- a. Update: Staff will update Commission on progress of General Plan.  
ACTION: No action taken

13. **DEPARTMENT OF TRANSPORTATION**

14. **COUNTY COUNSEL'S REPORTS**

15. **DIRECTOR'S REPORTS**

16. **ADJOURNMENT**

Respectfully submitted,  
CRAVEN ALCOTT, Interim Planning Director

All persons interested are invited to attend and be heard or to write their comments to the Planning Commission. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to Craven Alcott, Interim Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A negative declaration is a document filed to satisfy CEQA (California Environmental Quality Act). This document states that there are no significant environmental effects resulting from the project, or that conditions have been proposed which would mitigate or reduce potential negative effects to an insignificant level.

\*\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.

**Meetings for the Month of May**

May 11, 2004; 8:30 a.m. – Regular  
May 25, 2004; 8:30 a.m. – Regular - **Cancelled**