



EL DORADO COUNTY PLANNING DEPARTMENT

John Knight..... 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

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CONFIRMED AGENDA

Regular Meeting of the Planning Commission March 24, 2005 – 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.

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

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:** February 24, 2005
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. **SPECIAL USE PERMITS** (Public Hearing)
 - a. **S70-0025R** submitted by the CHEVRON PRODUCTS COMPANY/Larry Jones (Agent: RHL Design Group/Gloria Hicks) to allow the total demolition and the subsequent rebuilding with upgraded and expanded facilities of an existing Chevron gasoline/mini-mart facility. The property, identified by Assessor's Parcel Number 109-201-07, consists of 0.85 acre, is located on the north side of Coach Lane, approximately 30 feet west of the intersection with Cameron Park Drive, in the Cameron Park East Shopping Center in the **Cameron Park area.** (Negative declaration prepared)*

STAFF (MM) **Recommendation:** Conditional approval
ACTION: Conditionally approved
 - b. **S04-0012/B.O.B. HEREFORD RANCH RESORT** submitted by RICHARD HALK to allow the existing ranch house to be utilized as a three bedroom bed and breakfast inn facility. The facility will also be used to host wedding events two times per month with a maximum of 150 guests in attendance at each event. The property, identified by Assessor's Parcel Number 317-341-13, consists of 5.78 acres, is located on the east side of Lotus Road, 0.75 mile north of the intersection

with Green Valley Road, in the Placerville Periphery area. (Negative declaration prepared)*

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

8. **ZONE CHANGE/PLANNED DEVELOPMENT/TENTATIVE MAP**
(Public Hearing)

- a. **Z00-0012/PD00-0007/TM00-1371/Hawk View** submitted by N.C. BROWN DEVELOPMENT/NORM BROWN (Engineer: Cooper, Thorne & Associates, Inc.) to rezone property from Estate Residential Ten-acre (RE-10) to One-family Residential-Planned Development (R1-PD); development plan for 123 lots comprising of 114 single family lots ranging in size from 6,476 to 29,789 square feet, 5 landscape lots, and 2 open space lots; tentative subdivision map creating 123 lots with the following design waivers: a. All sidewalks on local streets reduced from 6 to 4 feet; and b. Proposed centerline radii for A and B Court and F Drive are 120 feet, 185 feet, and 63 feet respectively; and a phasing map proposing 4 development phases. The property, identified by Assessor's Parcel Number 115-040-01, consists of 40.10 acres, is located approximately three miles east of the Sacramento/El Dorado County Line, one mile north of U.S. Highway 50, in the Bass Lake Hills Specific Plan area of the El Dorado Hills. (Mitigated negative declaration prepared)*

This project will be considered by the Board of Supervisors on April 26, 2005, at 2:00 p.m., in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF (SH) Recommendation: Recommend approval
ACTION: Conceptually approved; continued to April 14 to allow staff time to revise conditions

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

- a. **DR04-0012** submitted by CONOCO PHILLIPS (Agent: R.H.L. Design Group/Mark Graff) to allow the re-imaging of the existing service station signs. The property, identified by Assessor's Parcel Number 107-120-04, consists of 0.61 acre, is located on the south side of Saratoga Way, east of the intersection with El Dorado Hills Boulevard, in the El Dorado Hills area. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

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

1:30 P.M.

10. PRESENTATION

a. Regional Transportation Plan

STAFF (Jerry Barton)
ACTION:

Recommendation:
No action taken

No action required

11. GENERAL PLAN

12. DEPARTMENT OF TRANSPORTATION

13. COUNTY COUNSEL'S REPORTS

14. DIRECTOR'S REPORTS

15. ADJOURNMENT

Respectfully submitted,
GREGORY L. FUZ, Development Services 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 the Planning Department; 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 April

April 14, 2005; 8:30 a.m. – Regular

April 28, 2005; 8:30 a.m. – Regular