



EL DORADO COUNTY PLANNING SERVICES

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

2850 Fairlane Court • Placerville, CA 95667
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355
Fax: (530) 642-0508

A G E N D A

**Regular Meeting of the Planning Commission
December 28, 2006 – 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 three 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.

All Planning Commission hearings are tape recorded. Tapes are \$5.00 each, and anyone wishing to purchase a tape may do so by contacting Planning Services after the hearing.

**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:** December 14, 2006
ACTION:
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. **REZONES/PLANNED DEVELOPMENTS/TENTATIVE PARCEL MAPS**
(Public Hearing)
 - a. **Z05-0020/PD05-0017/P05-0019/Hillsdale Office Park** submitted by TRES BANDITOS, LLC (Agent: Lane Borges-Borges Architectural Group, Inc.) to rezone property from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); development plan to construct five office buildings ranging in size from 3,250 to 4,800 square feet, one each on the five proposed parcels; and tentative parcel map to divide the 2.001-acre parcel into five parcels ranging in size from 11,866 to 26,158 square feet. The property, identified by Assessor's Parcel Number 117-085-10, is located on the south and east sides of Hillsdale Circle, approximately 530 feet west of the intersection with Robert Mathews Parkway, in the **El Dorado Hills area.** (Negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **January 30, 2007,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF: Tom Dougherty Recommendation: Recommend approval
ACTION:

- b. **Z05-0016/PD05-0014/P05-0016** submitted by WILLIAM ORMOND (Engineer: Jeffery Crovitz, MGE Engineering, Inc.) to rezone property from Estate Residential Ten-acre (RE-10) to Estate Residential Ten-acre/Planned Development (RE-10/PD), development plan and tentative parcel map creating four residential lots ranging in size from 4.03 to 11.47 acres, with a commonly held open space area of 12.59 acres. A design waiver has been requested to reduce the road width improvement requirement for the access road to Lots 2, 3, and 4 from 24 to 20 feet. The property, identified by Assessor's Parcel Number 071-450-03, consisting of 40.1 acres, is located on the east side of Cherry Acres Road, approximately one mile south of the intersection with State Route 193, in the **Cool area**. (Mitigated negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **January 30, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF: Daniel Hamilton Recommendation: Recommend approval
ACTION:

8. **REZONE/PLANNED DEVELOPMENT** (Public Hearing)

Z06-0007/PD06-0008/Sierra Storage submitted by J. B. HARRIS to rezone property from Commercial (C) to Commercial-Planned Development (C-PD) Zone; and development plan for 24, 10-foot by 20-foot mini-warehouse units. The property, identified by Assessor's Parcel Number 101-282-03, consisting of 0.22 acre, is located on the south side of Pony Express Trail, approximately 500 feet west of the intersection with Bonanza, in the **Pollock Pines area**. (Negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **January 23, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF: Aaron Mount Recommendation: Recommend approval
ACTION:

9. **REZONE** (Public Hearing)

Z06-0033 submitted by EDWARD KELLER to rezone property from Estate Residential Five-acre (RE-5) to Commercial-Planned Development (C-PD) Zone. The property, identified by Assessor's Parcel Number 094-020-05, consisting of 2.58 acres, is located on the east side of Fairplay Road, approximately 325 feet south of the intersection with Mt. Aukum Road, in the **Somerset area.** (Negative declaration prepared)*

This application will be considered by the **Board of Supervisors** on **January 23, 2007,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF: Roman Anissi **Recommendation:** Recommend approval
ACTION:

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

S98-0017R/Aerometals Facilities Expansion submitted by REX KAMPHEFNER to allow the expansion of an aerometals manufacturing plant and relocation of a helipad. The property, identified by Assessor's Parcel Number 117-081-01, consisting of 5.613 acres, is located on the south side of Sandstone Drive, approximately 1,000 feet west of the intersection with Golden Foothill Parkway, in the **El Dorado Hills area.** (Mitigated negative declaration prepared)*

STAFF: Peter Maurer **Recommendation:** Recommend approval
ACTION:

11. **GENERAL PLAN UPDATE**

12. **ZONING ORDINANCE UPDATE**

Background Material: American Planning Association (APA) Planning Advisory Service (PAS) Report Number 460

STAFF: Roger Trout **Recommendation:** Information only. No action required.
ACTION:

13. **DEPARTMENT OF TRANSPORTATION**

14. **COUNTY COUNSEL'S REPORTS**

15. **DIRECTOR'S REPORTS**

16. 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 Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 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.

Meetings for the Month of January

January 11, 2007; 8:30 a.m. – Regular
January 25, 2007; 8:30 a.m. – Regular