



EL DORADO COUNTY PLANNING COMMISSION

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

Alan Tolhurst, Chair, District V
John MacCready, First Vice Chair, District II
Dave Machado, Second Vice Chair, District III
John Knight, District I
Walter Mathews, District IV

Char Tim..... Clerk of the Commission

CONFORMED AGENDA

Regular Meeting August 14, 2008 – 8:30 A.M.

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:** July 24, 2008
ACTION: Approved

Findings of Consistency

- b. **GOV08-0006** for a finding of Consistency on the Capital Improvement Program submitted by the EL DORADO COUNTY FIRE PROTECTION DISTRICT.
- c. **GOV08-0007** for a finding of Consistency on the Capital Improvement Program submitted by the EL DORADO HILLS COUNTY WATER DISTRICT (El Dorado Hills Fire Department).
- d. **GOV08-0005** for a finding of Consistency on the Capital Improvement Program submitted by the LAKE VALLEY FIRE PROTECTION DISTRICT.
- e. **GOV08-0008** for a finding of Consistency on the Capital Improvement Program submitted by the MOSQUITO FIRE PROTECTION DISTRICT.
- f. **GOV08-0004** for a finding of Consistency on the Capital Improvement Program submitted by the RESCUE FIRE PROTECTION DISTRICT.

Staff: Thomas Lloyd **Recommendation:** Find Capital Improvement Programs consistent with County General Plan

ACTION: Continued GOV-007 to September 11, 2008 due to lack of a quorum; found GOV08-0006, GOV08-0005, GOV08-0008 and GOV08-0004 Capital Improvement Programs consistent with County General Plan

END OF CONSENT CALENDAR

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. SPECIAL USE PERMIT

S02-0015R submitted by CAR-IZMA/Dennis Kolberg (Agent: Western Sign Company/Dennis Small) to revise an approved use permit to allow replacement of an existing monument sign with a new freestanding pole sign. The property, identified by Assessor's Parcel Number 109-214-01, consisting of 0.95 acre, is located on the east side of Cameron Park Drive at the intersection with Robin Lane, in the Cameron Park area, Supervisorial District II. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)**

Staff: Jonathan Fong

Recommendation: Conditional approval

ACTION: Conditionally approved

8. PLANNED DEVELOPMENT/PARCEL MAP

PD07-0008/P07-0013 submitted by SERRANO ASSOCIATES, LLC. The development plan would allow for the construction of 118,842 square feet of commercial development. One building would be constructed on each of the nine proposed lots and range in size from 3,080 to 62,000 square feet. The parcel map would create nine parcels ranging in size from 0.37 to 5.70 acres with one 11.76 remainder parcel. One 1.45 acre parcel would be created for an extension of Serrano Parkway. Two design waivers have been requested to allow the reduction of the road width requirement from 40 to 36 feet and allow the reduction of the sidewalk requirement from 8 to 6 feet. The property, identified by Assessor's Parcel Number 123-040-07, consisting of 24.91 acres, is located on the south side of Bass Lake Road, east of the intersection with Serrano Parkway, in the El Dorado Hills area, Supervisorial District II. (Statutorily exempt pursuant to Section 15162(a) of the CEQA Guidelines)**

Staff: Jonathan Fong

Recommendation: Conditional approval

ACTION: Conditionally approved

9. GENERAL PLAN/REZONE

AZ06-0003/Pollock Pines School submitted by THOMAS R. VAN NOORD, JOHN CONFORTI, and JAMES WUNSCHHEL to amend the land use designation from Public Facilities (PF) to Commercial (C) and rezone the same properties from Limited Multifamily-Design Sierra (R2-DS) to Commercial-Design Sierra (C-DS). The properties, identified by Assessor's Parcel Numbers 101-291-03, -04, -05, and -06,

consisting of 5.62 acres, are located on the south side of Pony Express Trail, at the intersection with School Street, in the **Pollock Pines area**, Supervisorial District II. (Mitigated negative declaration prepared)*

Staff: Aaron Mount

Recommendation: Recommend approval

ACTION: Recommended approval

10. REZONE/PLANNED DEVELOPMENT/PARCEL MAP

Z08-0007/PD08-0006/P08-0010/Barnett Business Park submitted by BARNETT LOT 1, LLC (Agents: David Cohen and Marcus Rabwin) to rezone property from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD). The development plan consists of two phases: Phase I – Development of the front approximately one-half of the parcel with an industrial/warehouse building totaling 50,607 square feet and associated utility rooms, access ways, parking areas, trash enclosure areas, and landscaping. Phase II – Development of the rear portion of the property with an attached industrial/warehouse building totaling 45,755 square feet, an open storage yard, and associated improvements. The second phase is considered a preliminary planned development and requires further discretionary consideration. The parcel map would subdivide the property into 21 lots. The industrial/warehouse building will be subdivided into 18 lots. Lot A would encompass the common areas including the utility rooms, landscaping, parking and access ways; Lot B would be a remainder parcel to be considered in the future; and Lot C would consist of an area designated for open space. Lot sizes for the industrial units consist of 16 lots of 2,549 square feet each and two lots of 4,909 square feet each; the common area would consist of 118,712 square feet; the open storage lot would be 7,558 square feet; and the remainder parcel would be 50,602 square feet. The property, identified by Assessor's Parcel Number 109-480-21, consisting of 5.11 acres, is located in the Foothill Springs Business Park in the Barnett Business Park, on the south side of Business Drive, approximately one-half mile south of the intersection with Durock Road, in the **Shingle Springs area**, Supervisorial District II. (Negative declaration prepared)*

Staff: Dyana Anderly

Recommendation: Recommend conditional approval

ACTION: Continued to September 25, 2008

11. REZONE/TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT/SPECIAL USE PERMIT

Z07-0032/TM07-1447/PD07-0019/S08-0014 submitted by STEVE and TINA FARREN (Agent: Lebeck Young Engineering) to rezone property from Estate Residential Five-Acre (RE-5) to Estate Residential Five-Acre Planned Development (RE-5-PD), to create 12 single-family lots ranging in size from 1 to 7.2 acres and one (1) open space lot totaling 15.4 acres. The property, identified by Assessor's Parcel Number 126-100-11, consisting of 35.19 acres, is located on the east side of Salmon Falls Road approximately 1,700 feet north of the intersection with Green Valley Road, in the **El Dorado Hills area**,

Supervisory District IV. (Mitigated negative declaration prepared)* (continued from the July 24, 2008 meeting)

Staff: Michael Baron Recommendation: Recommend conditional approval for Z07-0032, TM07-1447, PD07-0019 and deny S08-0017

ACTION: Recommended conditional approval of Z07-0032, TM07-1447, PD07-0019 and recommend denial of S08-00017

- 12. **GENERAL PLAN UPDATE**
- 13. **ZONING ORDINANCE UPDATE**
- 14. **DEPARTMENT OF TRANSPORTATION**
- 15. **COUNTY COUNSEL'S REPORTS**
- 16. **DIRECTOR'S REPORTS**
- 17. **ADJOURNMENT**

Respectfully submitted,
LAWRENCE W. APPEL, Deputy Director of Planning Services

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.

**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 August
August 14, 2008; 8:30 a.m. – Regular

August 28, 2008; 8:30 a.m. – Regular