



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

AGENDA

Regular Meeting August 28, 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**

- b. **A07-0014/Z07-0045/PD07-0031/TM07-1459/Red Robin Subdivison** submitted by JUST TWO GUYS, INC. (Agent: Matt Rodgers) for a General Plan amendment to include the subject site within the existing Pollock Pines Community Region planning concept area to the west and to amend the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR); rezone from Single-family Two-Acre Residential (R2A) to Single-family Two-Acre Residential-Planned Development (R2A-PD); development plan to allow clustering of lots and a reduction in the minimum parcel size of two acres in the R2A zone district; and phased tentative subdivision map to create 20 residential lots ranging in size from 0.58 to 2.94 acres and three lettered lots as open space (totaling 13.9 acres) with Phase I encompassing Lots 1 and 2, Phase II encompassing Lots 3-12, and Phase III encompassing Lots 13-20. The properties, identified by Assessor's Parcel Numbers 079-010-49 and 079-151-27, totaling 45 acres, are located on the west side of Sly Park Road at the intersection with Terbekah Way, in the **Pollock Pines area**, Supervisorial District II. (Mitigated negative declaration prepared)*

Staff: Gordon Bell

Recommendation: Recommend approval

ACTION:

8. REZONE/PLANNED DEVELOPMENT/PARCEL MAP

Z07-0017/PD08-0001/P08-0001/GGV Walgreens submitted by GRANITE GRADO VENTURES LLC (Agent: Lebeck Young Engineering/Bobbie Lebeck) to rezone property from One-Acre Residential (R1A) to General Commercial – Planned Development (CG-PD); and creation of four parcels ranging in size from 0.67 to 1.72 acres, with planned development to create a commercial center with four retail buildings of 6,000, 7,132, 8,285 and 14,820 square feet in size respectively. The properties, identified by Assessor's Parcel Numbers 327-213-10, -11, and -12, totaling 4.08 acres, are located on the northwest corner of the intersection of Missouri Flat Road and Forni Road, in the **Placerville area**, Supervisorial District III. (Mitigated negative declaration prepared)*

Staff: Gordon Bell

Recommendation: Recommend approval

ACTION:

9. SPECIAL USE PERMITS

- a. **S08-0011 (formerly S73-142)** submitted by HERITAGE SINGERS USA (Agent: George Mace) to revise existing special use permit to allow for the expansion of the lodge facility to include a 5,000 square foot (50' x 100') steel storage building. The storage building would include a restroom with sink and toilet. The property, identified by Assessor's Parcel Number 096-040-54, consisting of 34.93 acres, is located on the north side of Newtown Road, approximately 2 miles east of the intersection with Broadway and Highway 50 in the **Placerville area**, Supervisorial District III. (Mitigated negative declaration prepared)*

11. **TENTATIVE SUBDIVISION MAP**

TM07-1460/Monte Vista Subdivision submitted by GAEL and JOAN BARSOTTI (Agent: Carlton Engineering/Jim Willson) to create three lots ranging in size from 0.64 to 2.57 acres with the following design waiver: Permit project to proceed without a secondary means of access as required by Section 3.A.9. and 12 of the El Dorado County Design and Improvement Standards Manual (DISM). The property, identified by Assessor's Parcel Number 048-620-08, consisting of 3.90 acres, is located on the south side of Monte Vista Drive, approximately 100 feet east of the intersection with Verde Robles Road, in the **Camino area**, Supervisorial District III. (Negative declaration prepared)*

Staff: Jason Hade
ACTION:

Recommendation: Conditional approval

12. **FINDING OF CONSISTENCY**

TM95-1298R submitted by KIRK BONE/MARBLE VALLEY COMPANY, LLC for a finding of consistency for a modified phasing plan pursuant to Section 1.F.1 of the Development Agreement and concurrence to determine the boundaries of the development envelopes at building permit stage. The properties, identified by Assessor's Parcel Numbers 087-200-74, 119-330-01, 119-020-53, -55, -56, and 119-030-13, -14, -15, -16, -17, -18, -19, totaling 2,341 acres, are located on the south side of U.S. Highway 50, approximately 1,000 feet east of the intersection with Bass Lake Interchange, in the **El Dorado Hills area**, Supervisorial District II. (Environmental Impact Report was previously prepared and adopted)

Staff: Shawna Purvines
ACTION:

Recommendation: Find request consistent

13. **GENERAL PLAN UPDATE**

14. **ZONING ORDINANCE UPDATE**

15. **DEPARTMENT OF TRANSPORTATION**

16. **COUNTY COUNSEL'S REPORTS**

17. **DIRECTOR'S REPORTS**

18. **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 September

September 11, 2008; 8:30 a.m. – Regular

September 25, 2008; 8:30 a.m. – Regular