



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 September 25, 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:** September 11, 2008
ACTION:

REZONE/PLANNED DEVELOPMENT/PARCEL MAP

- b. **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)* (continued from 8/28/08 meeting)

Staff: Gordon Bell

Recommendation: Pending DOT review and approval of Traffic Study, recommend approval

END OF CONSENT CALENDAR

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. **REZONE/PARCEL MAP/PLANNED DEVELOPMENT**

- a. **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)* [continued from 8/14/08 meeting]

Staff: Dyana Anderly

Recommendation: Recommend conditional approval

- b. **Z07-0028/P07-0030/PD07-0027** submitted by CLARKSVILLE PROFESSIONAL BUSINESS PARK, LLC to rezone from One-Acre Residential (R1A) to Commercial-Planned Development (C-PD); allow construction of 10 commercial buildings totaling 98,992 square feet, ranging in size from 5,100 to 44,992 square feet, each building being located on a separate parcel; and create 10 parcels ranging in size from 0.37 to 2.26 acres with a design waiver to limit the sidewalk improvements to one side of Road 1. The property, identified by Assessor's Parcel Number 121-280-03, consisting of 9.52 acres, is located on the north side of White Rock Road, approximately 1,400 feet west of the intersection with White Rock Road/Joerger Cutoff Road, in the **El Dorado Hills area**, Supervisorial District II. (Mitigated Negative Declaration)*

Staff: Jonathan Fong

Recommendation: Recommend conditional approval

8. REZONE/TENTATIVE SUB-DIVISION MAP/PLANNED DEVELOPMENT

- a. **Z06-0005/TM06-1408/PD06-0006** submitted by ALTO, LLC/GARY SPARKS (Agent: CTA Engineering and Surveying, Inc.) to rezone property from Exclusive Agriculture (AE) to Estate Residential Five-Acre Planned Development (RE-5-PD) and to create 23 single-family lots ranging in size from 78,147 square feet to 120,291 square feet (1.79 to 2.76 acres) and three (3) open space lots totaling 25.4 acres. The property, identified by Assessor's Parcel Number 126-100-19, consisting of 81.61 acres, is located approximately 3,000 feet northeast of the intersection of Malcolm Dixon Road and Salmon Falls Road, in the **El Dorado Hills area**, Supervisorial District IV. (Mitigated negative declaration prepared)* [continued from 7/24/08 meeting]

Staff: Michael Baron

Recommendation: Recommend
conditional approval

- b. **Z08-0001/PD08-0003/TM08-1463/La Canada Subdivision** submitted by DAN and LAURA PARKES (Agent: CTA Engineering and Surveying) to rezone from Estate Residential Five-Acre (RE-5) to Estate Residential Five-Acre/Planned Development (RE-5/PD); allow clustering of lots and a reduction in the minimum parcel size of five acres in the RE-5 zone district and to allow for a bonus density; and create 47 residential lots ranging in size from 1.09 to 4.04 acres and four lettered open space lots (three open space lots and one landscape lot) totaling 63.85 acres. Phase I would encompass Lots 1-3 and 26-46 (24 lots), Phase II would encompass Lots 4-6, 12-25, and 47 (18 lots), and Phase III would encompass Lots 7-11 (5 lots). The property, identified by Assessor's Parcel Numbers 126-100-18 and 110-020-12, consisting of 143 acres, is located on the east side of Salmon Falls Road, approximately 3/4 of a mile north of the intersection with Green Valley Road, in the **El Dorado Hills area**, Supervisorial District IV. (Mitigated Negative Declaration)*

Staff: Gordon Bell

Recommendation: Recommend
conditional approval

9. GENERAL PLAN AMENDMENT

A08-0002 initiated by EL DORADO COUNTY to consider amending Policy 8.1.3.1 of the 2004 General Plan, which is one of several policies designed to protect agricultural uses by preventing incompatible development from being established adjacent to agriculturally zoned property. Policy 8.1.3.1 establishes a 10-acre minimum parcel size for residential lots being created adjacent to agricultural land. The proposed general plan amendment would provide flexibility for the decision makers on a subdivision to determine if buffers limiting the parcel size to something larger than otherwise permitted by the land use designation are warranted. (Negative Declaration prepared)*

Staff: Monique Wilber

Recommendation: Continue to October 9, 2008
(due to Noticing issues)

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

Respectfully submitted,
LAWRENCE W. APPEL, Deputy Director
Development Services – Planning

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 October

October 9, 2008; 8:30 a.m. – Regular
October 23, 2008; 8:30 a.m. – Regular