



# 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

Walter Mathews, Chair, District IV  
Alan Tolhurst, First Vice-Chair, District V  
Lou Rain, Second Vice-Chair, District I  
Dave Pratt, District II  
Tom Heflin, District III

Char Tim ..... Clerk of the Commission

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## AGENDA

### **Regular Meeting May 14, 2009 – 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.

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

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**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:** April 23, 2009

**END OF CONSENT CALENDAR**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**  
**(Development Services, Transportation, County Counsel)**

These items will be considered during the day as time permits.
6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **SITE PLAN REVIEW**

**SPR09-0001/Carson Creek Corporate Center** submitted by PAC/SIB, LLC/SCOTT HODSON (Agent: Warren Consulting Engineers/Thomas Fassbender) for a Finding of Consistency with General Plan Policy 7.3.3.4 for reduction of the 100 foot perennial stream setback and 50 foot wetland setback to permit grading activity within said setbacks and within the perennial stream and wetland areas as approved under a US Army Corps of Engineers Nationwide Permit #39. A Finding of Consistency would allow the reduction of riparian setbacks for site grading and improvements under Permit #190993. The property, identified by Assessor's Parcel Numbers 117-210-28, -30, -41 & -43, consisting of 63.92 acres, is located on the north side of Golden Foothill Parkway, at the intersection with Latrobe Road in the El Dorado Hills Area, Supervisorial District II.

Staff: Mike Baron

Recommendation: Find request consistent with General Plan

8. **DESIGN REVIEW**

**DR00-0011/76 Gas Station/Circle K Mini Mart** submitted by CONOCOPHILLIPS (Agent: Griffin Williamson) for a Design Review for a proposed 2,976 square foot Circle K mini-mart and a 76 gas station, with 6 fuel stations, for a total of 12 fueling positions, under a 4,000 square foot canopy. The property, identified by Assessor's Parcel Number 090-430-42, consisting of 0.64 acres, is located on the south side of U.S. Highway 50 at the southeast corner of the intersection of Mother Lode Drive and South Shingle Road in the Shingle Springs area, Supervisorial District II. (Environmental Impact Report (EIR) prepared)

Staff: Lillian MacLeod

Recommendation: Approval

9. **SPECIAL USE PERMIT**

**S08-0024/Cool Boat, RV, and Self-Storage** submitted by ROGER MUSSO (Agent: Bill Dalton) to allow the construction of up to eight buildings totaling 21,050 square feet for storage of boats, recreational vehicles (RVs) and self-storage of miscellaneous items. The eight buildings are proposed to be constructed in six phases and would ultimately contain 163 enclosed storage units. The property, identified by Assessor's Parcel Number 071-500-45, consisting of 3.76 acres, is located on the east side of State Route 49, approximately 500 feet north of the intersection with State Route 193 in the Cool area, Supervisorial District IV. (Negative declaration prepared)\*

Staff: Tom Dougherty

Recommendation: Approval

10. **PRESENTATION**

Pierre Rivas presenting a viewing of the DVD titled "Community of Choices".  
(*approximately 30 minutes*)

11. **ADJOURNMENT**

Respectfully submitted,  
ROGER P. TROUT, Director  
Development 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.