



# COUNTY OF EL DORADO PLANNING COMMISSION

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

Dave Pratt, Chair, District 2  
Walter Mathews, First Vice-Chair, District 4  
Tom Heflin, Second Vice-Chair, District 3  
Rich Stewart, District 1  
Brian Shinault, District 5

Char Tim ..... Clerk of the Planning Commission

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## CONFORMED AGENDA

### **Regular Meeting September 26, 2013 – 8:30 A.M.**

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, [planning@edcgov.us](mailto:planning@edcgov.us).

Persons wishing to speak on a Consent Calendar item are requested to advise the Chair 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 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00am. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting.

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, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

**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:** August 22, 2013 [*continued from the 09/12/13 meeting due to lack of a quorum*]  
**Staff Recommendation:** Approve meeting minutes as presented  
**ACTION: APPROVED (4-0; Heflin-abstain)**
  - b. **Minutes:** July 11, 2013 [*continued from the 09/12/13 meeting due to lack of a quorum*]  
**Staff Recommendation:** Approve meeting minutes as presented  
**ACTION: APPROVED (3-0; Pratt, Mathews-abstain)**

**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. – TIME ALLOCATION

7. PUBLIC FORUM/PUBLIC COMMENT

8. SPECIAL USE PERMIT (Public Hearing)

- a. **S13-0006/Diamond Springs Flea Market** submitted by JOHN and MARIA TAYLOR to allow ongoing flea market events within an existing retail center. The property, identified by Assessor's Parcel Number 054-402-40, consisting of 2.34 acres, is located on the south side of Pleasant Valley Road, approximately 0.5 mile east of the intersection with Missouri Flat Road, in the Diamond Springs area, Supervisorial District 3. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\* *[continued from the 09/12/13 meeting due to lack of a quorum]*

Staff Recommendation: Approval  
**ACTION: APPROVED (5-0)**

- b. **S02-0039-R/Latrobe Self-Storage** submitted by LATROBE ROAD LLC to allow outdoor storage of rental trucks and trailers in conjunction with existing self-storage facility. The property, identified by Assessor's Parcel Number 118-130-24, consisting of 11.5 acres, is located on the east side of Latrobe Road, approximately 2,000 feet south of the intersection with White Rock Road, in the El Dorado Hills area, Supervisorial District 2. *[Project Planner: Tom Dougherty]* (Previously Adopted Mitigated Negative Declaration) *[continued from the 09/12/13 meeting due to lack of a quorum]*

Staff Recommendation: Approval  
**ACTION: APPROVED (5-0)**

- c. **S04-0006-R-2/Placerville Elks Lodge** submitted by PLACERVILLE ELKS LODGE NO. 1712 to add an outdoor patio as an extension of the Elks Club, two shipping containers for storage, and a RV waste water dump station. The property, identified by Assessor's Parcel Number 109-402-19, consisting of 1.731 acres, is located north side of Quest Drive, at the intersection with Product Drive, in the Shingle Springs area, Supervisorial District 2. *[Project Planner: Aaron Mount]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*

Staff Recommendation: Approval  
**ACTION: APPROVED (5-0)**

9. **GENERAL PLAN AMENDMENT/REZONE** (Public Hearing)

- a. **A13-0006/Z13-0003/Wood** submitted by EUGENIA WOOD to rezone existing mixed-use developed lot from Commercial (C) to Multi-Family Residential (RM) and amend the General Plan land use designation from Commercial (C) to Multi-family Residential (MFR) to allow conversion of vacant office space to multi-family use. The property, identified by Assessor's Parcel Number 101-281-04, consisting of 0.31 acres, is on the north side of Pony Express Trail, approximately ¾ mile west of the intersection with Sly Park Road, in the Pollock Pines area, Supervisorial District 5. *[Project Planner: Lillian MacLeod]* (Negative Declaration prepared)\* *[continued from the 09/12/13 meeting due to lack of a quorum]*

Staff Recommendation: Recommend approval to the Board of Supervisors  
**ACTION: CONTINUED TO OCTOBER 10, 2013 MEETING AT THE REQUEST OF THE APPLICANT (5-0)**

- b. **Z12-0005/Thomson** submitted by ALEX THOMSON to rezone from One-Acre Residential (R1A) to Planned Agriculture (PA). The property, identified by Assessor's Parcel Number 325-080-16, consisting of 27.68 acres, is located on the south side of Green Valley Road, approximately 300 feet east of the intersection with Vista Lane, in the Placerville Periphery area, Supervisorial District 4. *[Project Planner: Aaron Mount]* (Negative Declaration prepared)\*

Staff Recommendation: Recommend approval to the Board of Supervisors  
**ACTION: RECOMMENDED APPROVAL (3-2 [Stewart, Mathews])**

10. **GENERAL PLAN AMENDMENT/REZONE/SPECIAL USE PERMIT/DESIGN REVIEW** (Public Hearing)

**A13-0001/Z13-0001/S13-0008/DR13-0005/Crossroads Market and Deli** submitted by PAULA REECE REVOCABLE TRUST (Agent: David Wade, AICP). The proposed project consists of the following requests: 1. General Plan Amendment from High Density Residential (HDR) to Commercial (C) district; 2. Rezone from Estate Residential (RE-10) to Commercial-Community Design (C-DC); 3. Design Review for a 2,432 square foot market and deli with an outdoor picnic area; 4. Special Use Permit for special events, such as a farmers market, arts and crafts, and other special events that would occur up to 15 times per year; and 5. Reduction of wetland setback from 50 feet to 25 feet. The property, identified by Assessor's Parcel Number 087-121-11, consisting of 1.59 acres, is located on the west side of Latrobe Road 600 feet north of the intersection with South Shingle Springs Road, in the Latrobe area, Supervisorial District 2. *[Project Planner: Gina Paolini]* (Mitigated Negative Declaration prepared)\* *[continued from the 09/12/13 meeting due to lack of a quorum]*

Staff Recommendation: Recommend approval to the Board of Supervisors  
**ACTION: CONTINUED TO OCTOBER 24, 2013 MEETING (5-0)**

11. **PLANNED DEVELOPMENT** (Public Hearing)

**PD12-0003/Green Valley Convenience Center** submitted by STRAUCH COMPANIES (Agent: Barghausen Consulting Engineers, Inc.) for the following: 1. Development Plan to allow the construction of a gas station, convenience store, drive-through fast-food restaurant, single-bay self-service carwash; 2. Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to 10 feet; and 3. Design Waiver requesting a modification to Standard Plan 103-D to allow a longer taper to the encroachment for the driveway on Green Valley Road. The property, identified by Assessor's Parcel Number 124-301-46, consisting of 2.12 acres, is located on the southeast corner of the intersection of Green Valley Road and Sophia Parkway, in the El Dorado Hills area, Supervisorial District 1. *[Project Planner: Tom Dougherty]* (Mitigated Negative Declaration prepared)\* *[continued from 7/11/13 and 8/22/13 meetings; continued from the 09/12/13 meeting due to lack of a quorum]*

Staff Recommendation: Approval  
**ACTION: APPROVED (5-0)**

12. **ADJOURNMENT**

Respectfully submitted,  
ROGER TROUT, Executive Secretary

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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated 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.