



## EL DORADO COUNTY PLANNING DEPARTMENT

Lorraine Larsen-Hallock..... District I  
John MacCready..... District II  
Dave Machado..... District III  
Chris Chaloupka ..... District IV  
Alan Tolhurst..... District V  
Jo Ann Brillisour..... Clerk of the Commission

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Phone: (530) 621-5355  
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### CONFIRMED AGENDA

**Regular Meeting of the Planning Commission  
April 8, 2004 – 8:30 A.M.  
BUILDING C HEARING ROOM  
2850 Fairlane Court, Placerville, CA**

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 five 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.**

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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:** March 11, 15, and 18, 2004  
**ACTION:** Approved

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **FINDING OF CONSISTENCY** (Public Hearing)

- a. Garden Valley and Mosquito Fire Protection District's annual update to their Capital Improvement Plans.

STAFF (General Services) **Recommendation:** Find requests consistent with General Plan

**ACTION:** Request found consistent with General Plan

8. **PLANNED DEVELOPMENTS** (Public Hearing)

- a. **PD03-08/Schools Financial Credit Union;** submitted by RUBICON PARTNERS, INC. (Agent: Kipp Blewett) proposing improvements on existing Building C that would maintain 2,500 square feet of medical office space while converting the remaining 3,500 square feet to retail use. Two additional buildings are being proposed. Building A will be utilized as the branch office for the credit union and will measure 7,700 square feet. The applicant proposes the possibility of sub-leasing 2,000 square feet of the building to a retail tenant. Building B will be developed into 5,200 square feet of retail space. A drive-thru ATM kiosk and one monument sign are also proposed. The sign will measure 11.5 feet long by 8 feet high and consist of a stone veneer base and support column for a plexiglass ladder sign. The sign copy will be backlit, and a sconce light will adorn the support column. The property, identified by Assessor's Parcel Number 327-212-18, is located on the north side of Missouri Flat Road, at the intersection with

Forni Road, in the Placerville area. (Negative declaration prepared and previously advertised)\*

STAFF (LM)                    **Recommendation:** Conditional approval  
**ACTION:**                    Conditionally approved

9. **DESIGN REVIEW** (Public Hearing)

- a. **DR03-12/Cambridge Arco AM/PM and Car Wash;** submitted by BARGHAUSEN CONSULTING ENGINEERS, INC. to allow the construction of an AM/PM mini-mart and fueling center, with an automated carwash, proposed as follows: 1. A 2,954 square foot convenience store; 2. A 3,584 square foot canopy over six fuel pumps (12 fueling stations); 3. A 968 square foot automated drive-thru carwash; and 4. One 40-foot tall pole sign with 50 square feet of sign area, and one monument fuel price sign with 47 square feet of sign area. The property, identified by Assessor's Parcel Number 082-421-09, consists of 43,833 square feet, is located on the south side of Merrychase Drive, approximately 20 feet west of the intersection with Cambridge Road, in the Cameron Park area. (Mitigated negative declaration prepared)\*

STAFF (RE)                    **Recommendation:** Conditional approval  
**ACTION:**                    Conditionally approved

10. **GENERAL PLAN AMENDMENT/MAP CORRECTION/ZONE CHANGE**  
(Public Hearing)

- a. **AZ02-02;** submitted by DAVE RATHKAMP to change the land use classification from High Density Residential (HDR) to Commercial (C), and rezone the same property from Estate Residential Ten-acre-Community Design (RE-10-DC) to Professional Office Commercial-Community Design Review (CPO-DC). The property, identified by Assessor's Parcel Number 083-350-03, consists of 4.08 acres, is located on the south side of Sabana Drive, 0.2 mile east of the intersection with Hacienda Road, in the Cameron Park area. (Negative declaration prepared)\*

The **Board of Supervisors** will consider this application on **May 11, 2004**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other land use/zoning found to be consistent with the General Plan.

STAFF (RE)                    **Recommendation:** Recommend approval  
**ACTION:**                    Recommended approval

11. **REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP** (Public Hearing)

- a. **TM03-1386/PD03-10/Serrano, Village J4** submitted by SERRANO ASSOCIATES, LLC (Agent: Sam Miller for the following: 1. Tentative subdivision map proposing the creation of 56 residential lots ranging in size from 5,984 14,028 square feet on a 16.23-acre site, with the following design waivers: a. Reduction of road right-of-way from 50 feet to 36 feet for cul-de-sac streets (21, 22, and 23 Court) to conform to actual street width improvements and a reduction in cul-de-sac turnaround right-of-way radius from 60 feet to 47 feet with an improvement diameter of 80 feet; b. Reduction of road right-of-way for Becket Drive from 50 feet to 46 feet to conform to actual street width improvements. c. Reduction in sidewalk widths from 6 to 4 feet; and d. Cul-de-sac street improvements will include sidewalks around the cul-de-sac and on only one side of the street for 21, 22, and 23 Courts. 2. Development plan to allow the following standards: a. Minimum lot size of 5,500 square feet; b. Maximum lot coverage as follows: (1) For lots with a pad width of less than 55 feet: 50 percent lot coverage; (2) For all other lots: 40 percent lot coverage; c. Minimum lot width of 50 feet; d. Reduced setbacks - Front: 20 feet; Side: Shall be a minimum of 5 feet regardless of building height, except for air conditioning units and pool equipment that may encroach to 2.5 feet provided they are screened by a solid fence; Rear: 15 feet; e. Maximum building height shall not exceed 35 feet; and f. Attached chimneys may extend into the required setbacks by no more than 3 feet. 3. Request to modify the zoning on the subject property from Planned Commercial (CP) to One-family Residential – Planned Development (R1-PD) to allow the proposed subdivision pursuant to the provisions of Section 1.8 of the Development Agreement for the El Dorado Hills Specific Plan. The properties, identified by Assessor's Parcel Numbers 113-090-12 and -13, consist 16.23 acres, are located on the southwest side of the current terminus on Serrano Parkway, adjacent to the proposed alignment of new Bass Lake Road, in the **El Dorado Hills area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)\*\*

STAFF (RE)                      **Recommendation:** Recommend approval  
**ACTION:** Continued to May 13, 2004

12. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S03-39** submitted by METROPCS, INC. (Agent: Jerry Jazmadarian) to allow the co-location of additional wireless telecommunications facilities on an existing mono-pine tower, including ground-mounted equipment. The property, identified by Assessor's Parcel Number 327-140-02, consists of 6.874 acres, is located on the west side of Mother Lode Drive, approximately 500 feet south of the intersection with Missouri Flat Road, in the **Placerville area**. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)\*\*

STAFF (MM)                      **Recommendation:** Conditional approval

**ACTION:** Conditionally approved

- b. **S98-19R** submitted by NEXTEL COMMUNICATIONS (Agent: Nextel of California, Inc.) to revise a special use permit to allow replacement of existing Nextel wireless technology antenna panels with new panels on an existing Cingular tower monopole (co-location), and review of five-year status report. The property, identified by Assessor's Parcel Number 108-120-20, consists of 10 acres, is located on the north side of Crystal View Drive, approximately 1/8 mile east of the intersection with Hollow Oak Drive, in the **El Dorado Hills area.** (Class 1 categorical exemption pursuant to Section 15301(b) of the State CEQA Guidelines)\*\*

STAFF (AT) **Recommendation:** Conditional approval  
**ACTION:** Conditionally approved

13. **GENERAL PLAN**

- a. **Update:** Staff will update Commission on progress of General Plan.  
**ACTION:** No action taken

14. **DEPARTMENT OF TRANSPORTATION**

15. **COUNTY COUNSEL'S REPORTS**

16. **DIRECTOR'S REPORTS**

17. **ADJOURNMENT**

Respectfully submitted,  
CRAVEN ALCOTT, Interim Planning Director

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 Craven Alcott, Interim Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 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 April**

April 8, 2004; 8:30 a.m. – Regular

April 22, 2004; 8:30 a.m. – Regular