



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
John MacCready, District II
Tom Heflin, District III

Char Tim Clerk of the Commission

AGENDA

Regular Meeting March 26, 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.

**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:** March 12, 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. **SPECIAL USE PERMIT**

- a. **S08-0012/Rancho Olivo Vineyards** submitted by NELLO OLIVO to allow the use of an existing 3,750 square foot accessory building for a home-based wine making operation. Wine production would be limited to a maximum of 1,500 cases a year, of which, approximately 750 cases would be sold through wholesale and retail distribution. The property, identified by Assessor's Parcel Number 109-090-07, consisting of 21 acres, is located on the south side of Rancho Road, approximately 660 feet south of the intersection with Lariat Road in the Shingle Springs area, Supervisorial District II. (Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines)** *[continued from 2/26/09 meeting]*

Staff: Pat Kelly

Recommendation: Approval

- b. **S08-0025/Subaru Pole Sign** submitted by BOB McCARVER (Agent: Western Sign Company, Inc./Dennis Small) to replace existing Subaru pole sign with new sign. The sign would be a total height of 25 feet and would have a sign area of approximately 97 square feet. The property, identified by Assessor's Parcel

Number 070-280-53, consisting of 6.17 acres, is located on the north side of Wild Chaparral Drive, approximately 860 feet west of the intersection with Ponderosa Road, in the Shingle Springs area, Supervisorial District IV. (Categorical Exemption pursuant to Section 15311(b) of the CEQA Guidelines)**

Staff: Jonathan Fong

Recommendation: Approval

8. **REZONE/TENTATIVE SUBDIVISION MAP**

Z07-0043/TM07-1458/Miginella submitted by SHAN NEJATIAN and MARIE MITCHELL (Agent: Gene Thorne and Associates, Inc.) to rezone from Estate Residential Ten-Acre (RE-10) to Three-Acre Residential (R3A); and tentative subdivision map to create eight residential parcels, ranging in size from 3 to 3.5 acres, with the following two Design Waivers: (1) Allow the on-site roads to be improved to a Modified 101B standard with a 20-foot travel lane width and 2-foot shoulders within a 50 foot right-of-way; and (2) Allow the off-site improvements to Wolf Creek Road to be improved to a Modified 101B standard with a 20-foot travel lane width and 2-foot shoulders within the existing 50-foot right-of-way. The property, identified by Assessor's Parcel Numbers 110-020-30 and -32, consisting of 25.04 acres, is located on the west side of Kaila Way, approximately 600 feet north of the intersection with Salmon Falls Road in the El Dorado Hills area, Supervisorial District I. (Mitigated negative declaration prepared)*

Staff: Jonathan Fong

Recommendation: Recommend approval

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

Z06-0018/PD06-0016/P06-0018 submitted by DG GRANADE to rezone from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD); parcel map to create five light industrial lots ranging in size from 0.49 acres to 1.95 acres; and a Development Plan to allow construction of three warehouse/office buildings to accompany three existing warehouse/office buildings. The property, identified by Assessor's Parcel Number 109-480-03, consisting of 4.87 acres, is located on the west side of Commodity Way, approximately 300 feet south of the intersection with Dividend Drive in the Shingle Springs area, Supervisorial District II. (Negative declaration prepared)*

Staff: Michael Baron

Recommendation: Recommend approval

10. **WORKSHOP**

Density Bonus: Discussion to determine if Planning Commission should recommend to Board of Supervisors to either institute a General Plan elimination of the Density Bonus or institute changes, where appropriate. *[continued from 2/26/09 meeting]*

- As directed by the Planning Commission on 2/26/09, Planning Services submitting for consideration a proposed Interpretation of Policy 2.2.4.1 regarding what constitutes a public benefit for planned development projects utilizing the density bonus.

Staff: Peter Maurer

11. REZONE/TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT

Z06-0005/TM06-1408/PD06-0006 submitted by ALTO, LLC/GARY SPARKS to rezone from Exclusive Agriculture (AE) to Estate Residential Five-Acre, with a Planned Development Overlay (RE-5-PD); and a tentative subdivision map 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 open space lots totaling 25.40 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)*

Staff: Michael Baron

Recommendation: Recommend approval

12. 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.

**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.