



# 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 April 23, 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 9, 2009
  - b. **2008 Annual Report on the River Management Plan**  
Staff: Noah Rucker-Triplett Recommendation: Receive and file

**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**

**SPR07-0036/The Portico at Carson Crossing** submitted by PORTICO EL DORADO HILLS BUSINESS PARK INVESTORS, LLC (Agent: Anthony Scotch) to allow the construction of four buildings totaling 40,115 square feet. The project would allow a range of retail, office, and medical uses within the Carson Creek Specific Plan. Two Design Waivers are requested as part of this request: (1) To allow a reduction in the tree canopy coverage from 75 percent to 52 percent; and (2) To waive the loading space requirement for commercial development. The property, identified by Assessor's Parcel Number 117-490-01, consisting of 4.11 acres, is located on the east side of White Rock Road, north of the intersection with Carson Crossing Drive in the Carson Creek Specific Plan Area, Supervisorial District II. (Negative declaration prepared)\*

Staff: Jonathan Fong

Recommendation: Approval

8. **SPECIAL USE PERMIT**

- a. **S08-0026/Chateau Davell Winery** submitted by ERIC HAYS to allow the use of an existing 432 square foot wine cellar and adjacent 280 square foot concrete crush pad for a micro-winery. Wine production would be limited to a maximum of 250 cases a year which would be sold through wholesale by internet, mail order, telephone, facsimile (and similar means), or off-site only. The property, identified by Assessor's Parcel Number 091-170-21, consisting of 12.54 acres, is located on the west side of Big Canyon Road, approximately one-half of a mile south of the intersection with French Creek Road in the Shingle Springs area, Supervisorial District II. (Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines)\*\*

Staff: Pat Kelly

Recommendation: Approval

- b. **S09-0001/Diamond Springs Retail Center Monument Sign** submitted by GRADO EQUITIES II, LLC (Agent: Mike Rathbun/Superior Electrical Advertising) to authorize construction of one nine-foot tall three-sided internally illuminated monument sign with 150 square feet of display area for the Diamond Springs retail center. The property, identified by Assessor's Parcel Number 054-342-35, consisting of 1.1 acres, is located on the north side of Pleasant Valley Road at the intersection with State Route 49 in the Diamond Springs area, Supervisorial District III. (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)\*\*

Staff: Jason Hade

Recommendation: Approval

- c. **S07-0020/Pacific House Auto Repair** submitted by MARION E. LONG to authorize an automotive service and repair facility, one single wide trailer, two duplexes (each with two units), six storage buildings, four cargo containers, café/bar, and a 12-foot tall sign with 32 square feet of display area advertising automotive service and repair facility. The property, identified by Assessor's Parcel Number 009-140-19, consisting of 4.19 acres, is located on the north side of Peavine Ridge Road, approximately 1,584 feet east of the intersection with U.S. Highway 50, in the Pacific House area, Supervisorial District II. (Categorical Exemption pursuant to Section 15301(d) of the CEQA Guidelines)\*\* *[continued from 1/8/09 and 3/12/09 meetings]*

Staff: Jason Hade

Recommendation: Approval

**9. REZONE/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP**

**Z07-0033/PD07-0020/TM07-1448/McCann Subdivision** submitted by MICHAEL, ROBYNN, and JOSHUA MCCANN to rezone from Planned Agricultural 20-Acre (PA-20) to One-Family Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD); Development Plan and Tentative Subdivision Map to subdivide parcel into 72 single-family residential parcels ranging in size from 6,002 to 16,809 square feet and one 7.5 acre open space lot; and design waivers have been requested for the following: (a) Allow Lots 17, 18, 20, 21, 48, 50, 51, and 52 to have less than the required lot widths; (b) Allow flag-shaped lots on Lots 17, 18, and 51; and (c) Allow sidewalks to be reduced from six feet to four feet in width. The property, identified by Assessor's Parcel Number 331-420-12, consisting of 24.3 acres, is located approximately 1,600 feet east of the intersection of Truscott Lane and Union Mine Road, in the El Dorado area, Supervisorial District III. (Mitigated negative declaration prepared)\*  
*[continued from 3/12/09 meeting]*

Staff: Tom Dougherty

Recommendation: Recommend approval, but deny design waivers (a) and (b)

**10. 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.