



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

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 Planning Commission

CONFORMED AGENDA

Regular Meeting December 10, 2009 – 8:30 A.M.

Persons wishing to speak on a Consent Calendar item are requested to so 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.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m. Comments are limited to 3 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 Planning Services 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.

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 PLANNING SERVICES**

8:30 A.M.

1. **CALL TO ORDER**

2. **ADOPTION OF AGENDA**

ACTION: APPROVED (5-0) REQUEST OF URGENCY ITEM PLACED ON AGENDA by Commissioner Heflin to discuss rescheduling Land Development Manual/Highway Design Manual/Standard Plans continuation date from January 14, 2010 to January 28, 2010

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:** November 12, 2009

ACTION: APPROVED (4-0; Tolhurst abstained)

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

NEW ITEM:

Discussion on rescheduling Land Development Manual/Highway Design Manual/Standard Plans continuation date from January 14, 2010 to January 28, 2010

ACTION: APPROVED TO RESCHEDULE LAND DEVELOPMENT MANUAL/HIGHWAY DESIGN MANUAL/STANDARD PLANS TO JANUARY 28, 2010 (5-0)

7. **SPECIAL USE PERMIT**

S09-0018/Western Sign Monument/Tenant Sign submitted by WESTERN SIGN COMPANY to allow the installation of a new freestanding internally illuminated monument sign. The sign would be 12 feet tall with an overall sign face of approximately 102 square feet. An approximately 17 square foot digital message center would be included as part of the monument sign. The property, identified by Assessor's Parcel Number 329-240-22, consisting of 4.3 acres, is located on the north side of Enterprise Road, 500 feet west of the intersection with Missouri Flat Road, in the Diamond Springs

area, Supervisorial District III. [*Project Planner: Jonathan Fong*] (Categorical Exemption pursuant to Section 15311(a) of the CEQA Guidelines)**

Staff Recommendation: Approval, with exclusion of digital message center from the proposed monument sign

ACTION: APPROVED STAFF RECOMMENDATION (5-0)

8. PLANNED DEVELOPMENT REVISION

PD07-0008R/Serrano Commercial Village J5 submitted by SERRANO ASSOCIATES, LLC to revise an approved Development Plan that would approve the following: Photometric Plan, Sign Program, Building Elevations, and Color Palette. The property, identified by Assessor's Parcel Number 123-040-07, consisting of 24.91 acres, is located on the south side of Bass Lake Road, east of the intersection with Serrano Parkway, in the El Dorado Hills area, Supervisorial District II. [*Project Planner: Jonathan Fong*] (Statutory Exemption pursuant to Section 15162(a) of the CEQA Guidelines)**

Staff Recommendation: Approval

ACTION: APPROVED STAFF RECOMMENDATION (5-0)

9. REZONE

Z09-0007 submitted by CHARLES and KYLEEN CORNELL to rezone from Estate Residential Five-Acre (RE-5) to Select Agricultural (SA-10). The property, identified by Assessor's Parcel Number 060-190-41, consisting of 13.53 acres, is located on the west side of Greenwood Road, approximately 0.7 miles north of the intersection with Marshall Road, in the Garden Valley area, Supervisorial District IV. [*Project Planner: Jonathan Fong*] (Negative declaration prepared)*

Staff Recommendation: Recommend approval

ACTION: APPROVED STAFF RECOMMENDATION (5-0)

10. REZONE/PARCEL MAP

Z09-0005/P09-0007/Lakeview Villas submitted by GREG GULARTE (Agent: Lebeck Young Engineering, Inc.) to rezone from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5); create two parcels ranging in size from 8.62 to 5.6 acres; and a Design Waiver request to allow the following: (a) To allow La Sierra Drive and Shoreview Drive to remain at their current road widths. The property, identified by Assessor's Parcel Number 110-590-54, consisting of 14.22 acres, is located on the north side of La Sierra Drive, approximately 75 feet east of the intersection with Shoreview Drive, in the El Dorado Hills area, Supervisorial District I. [*Project Planner: Jonathan Fong*] (Negative declaration prepared)*

Staff Recommendation: Recommend approval

ACTION: RECOMMENDED DENIAL (3-2 [Pratt, Mathews])

11. **PARCEL MAP**

P08-0030/Harris submitted by MARY H. NUGENT to create two parcels of 25 acres and 125 acres. The property, identified by Assessor's Parcel Number 101-030-13, consisting of 150 acres, is located at the intersection of Blair Road and Badger Hill Road, in the Pollock Pines area, Supervisorial District II. *[Project Planner: Jason Hade]* (Negative declaration prepared)* *[continued from 7/23/09, 9/10/09, 10/08/09 & 11/12/09 meetings]*

Staff Recommendation: Recommend approval (requires Board of Supervisors 4/5 vote)

ACTION: APPROVED STAFF RECOMMENDATION (4-0; Heflin recused)

12. **REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP**

Z08-0001/PD08-0003/TM08-1463/La Canada Subdivision submitted by DAN and LAURA PARKES (Agent: CTA Engineering & Surveying) to rezone from Estate Residential Five-Acre (RE-5) to Estate Residential Five-Acre-Planned Development (RE-5-PD); Development Plan to allow clustering of lots and a reduction in the minimum parcel size of five acres in the RE-5 zone district and to allow for a density bonus; and a Phased Tentative Map to create 47 residential lots ranging in size from 1.09 to 4.04 acres and four lettered open space lots (three open space lots and one landscape lot) totaling 63.18 acres. Phase I would encompass Lots 1-3 & 26 – 46 (24 lots), Phase II would encompass Lots 4-6, 12-25, & 47 (18 lots), and Phase III would encompass Lots 7-11 (5 lots). The property, identified by Assessor's Parcel Numbers 126-100-18 and 110-020-12, consisting of 143 acres, is located on the east side of Salmon Falls Road approximately three-fourths of a mile north of the intersection with Green Valley Road, in the El Dorado Hills area, Supervisorial District IV. *[Project Planner: Michael Baron]* (Mitigated negative declaration prepared)*

Staff Recommendation: Recommend approval

ACTION: APPROVED STAFF RECOMMENDATION (5-0)

13. **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 County of El Dorado Planning Services; 2850 Fairlane Court; Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at www.edcgov.us/Planning/ProjectInquiry.asp. 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.