



# 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

Lou Rain, Chair, District I  
Dave Pratt, First Vice-Chair, District II  
Tom Heflin, Second Vice-Chair, District III  
Walter Mathews, District IV  
Alan Tolhurst, District V

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

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## CONFORMED AGENDA

### **Regular Meeting March 11, 2010 – 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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN PLANNING SERVICES**

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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:** February 25, 2010  
**ACTION: APPROVED (5-0)**

**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.**

7. **PUBLIC FORUM/PUBLIC COMMENT**
8. **REZONE/SPECIAL USE PERMIT**

**Z09-0004/S09-0011/Brookshire Gardens Events Center and Bed & Breakfast** submitted by KURT SOMMERDYKE to rezone from Estate Residential 10-Acre (RE-10) to Planned Commercial (CP) and special use permit to authorize an events center for up to 50 events per year with up to 150 guests per event. A three room bed and breakfast facility and commercial kitchen is proposed in a future phase. An off-site overflow parking agreement is proposed with a nearby trade school (Assessor's Parcel Number 331-112-12). The property, identified by Assessor's Parcel Number 331-111-05, consisting of 1.55 acres, is located on the north side of North Street, approximately 300 feet east of the intersection with Oriental Street, in the El Dorado area, Supervisorial District III. [Project Planner: Jason Hade] (Mitigated negative declaration prepared)\*

**Staff Recommendation:** Recommend approval to the Board of Supervisors  
**ACTION: RECOMMENDED APPROVAL (5-0)**

9. **PLANNED DEVELOPMENT/PARCEL MAP**

**PD08-0020/P08-0029/Serrano Village J5 Commercial Center Phase II** submitted by SERRANO ASSOCIATES, LLC for a Development Plan to allow four buildings totaling 32,584 square feet and the buildings would consist of three retail buildings and a fueling station; and a Parcel Map to create four parcels ranging in size from 0.90 acres to 1.43 acres and two remainder parcels. The property, identified by Assessor's Parcel Number 123-040-07 (portion), 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: Pierre Rivas*] (Statutory Exemption pursuant to Section 15162(a) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: APPROVED (5-0)**

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

**Z08-0031/PD08-0019/TM08-1479/Serrano Village J5 & J6** submitted by SERRANO ASSOCIATES, LLC to: (1) Rezone Assessor's Parcel Number 115-400-13 (approximately 0.35 acres) from Recreational Facility (RF) to One-Family Residential-Planned Development (R1-PD); Rezone an approximate 6.99-acre portion of Assessor's Parcel Number 123-040-07 from Planned Commercial-Planned Development (CP-PD) to One-Family Residential-Planned Development (R1-PD); and Rezone an approximate 20.01-acre portion of Assessor's Parcel Number 123-040-09 zoned Planned Commercial-Planned Development (CP-PD) to One-Family Residential-Planned Development (R1-PD); (2) Phased Tentative Map creating 204 clustered residential lots (Alternative I) ranging in size from 2,555 square feet to 10,667 square feet, 15 landscape lots, one park lot, and one remainder lot; (3) Development Plan for the proposed subdivision with modifications to the Development Standards of the One-Family Residential (R1) Zone District including minimum lot size, lot coverage, and setbacks; and (4) Design Waiver requests of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: (a) Modification to Standard Plan 101B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road pavement from 28 feet to 27 feet, construction of a 4-foot wide sidewalk on one side only, and construction of modified rolled curb; (b) Reduction of turnaround cul-de-sac right-of-way from 60 feet to 47 feet and road width radius from 50 feet to 40 feet at the end of Streets A, B and C; and reduction of centerline curve radius length from 100 feet to 38.5 feet for an elbow on A Street; and (c) Modification of standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median. The property, identified by Assessor's Parcel Numbers 123-040-07, 123-040-09, and 115-400-13, consisting of 50.06 acres, is located east of the intersection of Serrano Parkway and Bass Lake Road, in the El Dorado Hills area, Supervisorial Districts I and II. [*Project Planner: Pierre Rivas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)\*\*

Staff Recommendation: Recommend approval to the Board of Supervisors

**ACTION: RECOMMENDED APPROVAL (5-0)**

**11. PLANNED DEVELOPMENT/TENTATIVE MAP**

**PD07-0029/TM07-1457/Serrano Village J7** submitted by SERRANO ASSOCIATES, LLC for: (1) Development Plan for the proposed subdivision with modifications to One-Family Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks; (2) Tentative Map creating 71 clustered residential lots ranging in size from 2,820 square feet to 6,232 square feet and 14 landscape lots; and (3) Design Waiver requests of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: (a) Modification of subdivision road improvement Standard Plan 101B including a reduction of right-of-way width from 60 feet to 36 feet, reduction of road pavement from 28 feet to 27 feet, construction of a 6-foot wide sidewalk on one side only, and construction of modified rolled curb; (b) Reduction of turnaround cul-de-sac right-of-way from 60 feet to 50 feet and road width radius from 50 feet to 40 feet at the end of Street B; (c) Reduction of minimum 100-foot centerline curve radius length to reduced lengths identified on the map; and (d) Modification of standard road encroachment under Standard Plan Modified 110 with Serrano entrance design. The property, identified by Assessor's Parcel Number 123-040-11, consisting of 9.8 acres, is located approximately 3,000 feet east of the Serrano Parkway and Bass Lake Road intersection, along Bass Lake Road, in the El Dorado Hills area, Supervisorial District I. [*Project Planner: Mel Pabalinas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)\*\*

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

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