



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

A G E N D A

Regular Meeting August 12, 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, written information from the public is encouraged to be submitted 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**
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:** July 8, 2010

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/WILLIAMSON ACT CONTRACT/BOUNDARY LINE ADJUSTMENT**

Z09-0011/WAC09-0002/BLA09-0038 submitted by RANDY ROSSI, TINA ROSSI, STEPHAN PAUL LUCE, and SUNNY HAMMONDS (Agent: Randy Rossi) to modify existing contract for Agricultural Preserve Number 298 by expanding through a Boundary Line Adjustment and a zone change from Residential Agricultural-20 (RA-20) to Exclusive Agricultural (AE). The property, identified by Assessor's Parcel Numbers 093-040-46, 093-040-58, and 093-040-59, consisting of 229.79 acres, is located on the east side of Grizzly Flat Road, approximately 3.9 miles east of the intersection with Mt. Aukum Road, in the Somerset area, Supervisorial District II. *[Project Planner: Aaron Mount]* (Categorical Exemption pursuant to Sections 15305 and 15317 of the CEQA Guidelines)**

Staff Recommendation: Recommend approval to the Board of Supervisors

9. **SPECIAL USE PERMIT**

S07-0002/Randal's Woodworks Cabinet Shop submitted by RANDY RAINS to allow for the operation of a cabinet shop as a home occupation. This was conceptually approved by the Planning Commission on August 28, 2008, and is being brought back to the Planning Commission for final approval with conditions and findings. The property, identified by Assessor's Parcel Number 319-040-03, consisting of 8.11 acres, is located on the west side of Mulberry Lane, at the intersection with Green Valley Road, in the Greenstone area, Supervisorial District IV. *[Project Planner: Aaron Mount]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)** *[continued from 6/24/10 & 7/8/10 meetings]*

Staff Recommendation: Approval

10. **DESIGN REVIEW**

DR10-0004/Valero Service Station Sign Re-imaging submitted by KANDAHARI TRADING COMPANY (Agent: Elizabeth Schmidt) to re-image the price identification sign and canopy signs to reflect updated Valero logos for an existing service station. Proposed are a reduction in height of the price sign and an increase in size of the existing gas pump canopy signs. The property, identified by Assessor's Parcel Number 048-510-01, consisting of 0.607 acre, is located on the east side of Camino Heights Drive, approximately 245 feet south of the intersection with U.S. Highway 50, in the Camino area, Supervisorial District III. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15311 of the CEQA Guidelines)**

Staff Recommendation: Approval

11. **PLANNED DEVELOPMENT/PARCEL MAP**

PD08-0016/P08-0027/Wild Chaparral Office Complex submitted by AVATAR PROPERTIES, LLC/GALEN MILLER (Agent: BT Consulting/Peter Thorne) for a Development Plan to construct six commercial office buildings totaling 18,000 square feet, one 80 square-foot monument sign and six 22 square-foot monument signs; and merge and re-divide 2 parcels into 7 lots and future creation of 3 air space condominium units within each of the 6 buildings; and Tentative Parcel Map to merge and re-divide 2 parcels to create six 3,000 square foot lots and one 69,120 square foot common area for parking, landscaping and circulation. The property, identified by Assessor's Parcel Numbers 070-280-62 and 070-280-63, consisting of 2 acres, is located on the northwest corner of the intersection of Crosswood Drive and Wild Chaparral Drive, in the Shingle Springs area, Supervisorial District IV. *[Project Planner: Tom Dougherty]* (Mitigated negative declaration prepared)*

Staff Recommendation: Approval

12. **PLANNED DEVELOPMENT/TENTATIVE MAP**

PD10-0002/TM10-1496/Serrano Village K-5, Phase 2 submitted by SERRANO ASSOCIATES, LLC for a 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; Tentative Subdivision Map re-subdividing previously approved portion of Village K-5 and subdividing a 10-acre parcel (Lot A) creating 143 detached clustered residential lots ranging from 4,800 to 19,142 square feet in size and six landscape lots; and Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards: (A) Modification of subdivision road improvements under Standard Plan 101 B including: (1) Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way; (2) Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer, and Reni Courts; and (3) Reduction of sidewalk width from 6 feet to 4 feet on one side of the street; (B) Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet; (C) Exceed the 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138; and (D) Reduction of standard lot frontage width of 60 feet to dimensions identified on the map. The property, identified by Assessor's Parcel Numbers 123-370-26 and 123-370-30, consisting of 32 acres, is located approximately one mile west along Greenview Drive from its intersection with Serrano Parkway within Serrano master planned development, in the El Dorado Hills area, Supervisorial District II. [*Project Planner: Mel Pabalinas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)**

Staff Recommendation: Approval

13. **TRANSPORTATION PLAN**

Draft 2010 El Dorado County Bicycle Transportation Plan submitted by EL DORADO COUNTY TRANSPORTATION COMMISSION (EDCTC). The Plan encompasses the west slope of El Dorado County from approximately the area of Pollock Pines west to the County line in El Dorado Hills. The current El Dorado County Bicycle Master Plan was adopted in January 2005. EDCTC prepared the 2010 Bicycle Transportation Plan for El Dorado County with two primary objectives; first, it will provide a blueprint for the development of an "ultimate bicycle transportation system." Second, it will confirm that the Plan continues to be in compliance with CalTrans Streets and Highways Code (Sections 890-894.2, *appendix b*), enabling the County to be eligible for State Bicycle Transportation Account (BTA) funds. [*Staff: Dan Bolster/EDCTC*] (Addendum to the 2005 Mitigated Negative Declaration)

Staff Recommendation: Recommend approval to the Board of Supervisors

14. 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.