



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

AGENDA

Regular Meeting January 27, 2011 – 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:** January 13, 2011

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/PARCEL MAP**

Z06-0020/P05-0004/Harrington Business Park submitted by PATRICIA HARRINGTON and MICHAEL QUIGLEY (Agent: Gene E. Thorne & Associates, Inc.) to: 1. Rezone Assessor's Parcel Number 329-280-15 and portions of Assessor's Parcel Number 329-280-16 north of State Route 49/Pleasant Valley Road from Estate Residential/Commercial-Design Community (RE-10/C-DC) to Industrial-Design Community (I-DC); 2. Industrial and commercial tentative parcel map to create seven commercial parcels and 36 industrial parcels, for a total of 43 parcels ranging in size from 0.34 to 10.65 acres; and 3. Design Waiver request for reduction of standard sidewalk width in accordance with DISM Standard Plan 101A (Commercial and Industrial Roadways) from 8 feet to 6 feet. The property, identified by Assessor's Parcel Numbers 329-280-15 and 329-280-16, consisting of 76.59 acres, is located along the north and south side of State Route 49/Pleasant Valley Road, approximately 0.25 mile west of the intersection with Missouri Flat Road, in the El Dorado-Diamond Springs area, Supervisorial District III. [*Project Planner: Mel Pabalinas*] (Mitigated negative declaration prepared)*

Staff Recommendation: Recommend approval

9. ELECTION OF OFFICERS

The Commission will elect a Chair, First Vice-Chair, and Second Vice-Chair for 2011, with those selections becoming effective at the next regular meeting.

10. ZONING ORDINANCE UPDATE REVIEW

Review of Article 3 of the Zoning Ordinance Update (Administrative Draft) and continuing discussion of previously discussed Articles, if needed

11. 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 the 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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.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.