



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

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

Char Tim Clerk of the Planning Commission

AGENDA

Regular Meeting July 28, 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:** July 14, 2011
 - b. **Time Extension:** Request for a 24-month time extension for Special Use Permit S05-0031/El Dorado Hills Kingdom Hall submitted by El DORADO HILLS CONGREGATION OF JEHOVAH WITNESSES/SAM MARQUEZ for the construction of a 9,190 square foot church that was approved by the Planning Commission on March 13, 2008. The property, identified by Assessor's Parcel Number 117-085-07, consisting of 2.5 acres, is located on the east side of Hillsdale Circle, north of the intersection with Glenhaven Court, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Aaron Mount*]

Staff Recommendation: Approval

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. – TIME ALLOCATION

7. **PUBLIC FORUM/PUBLIC COMMENT**

8. **PLANNED DEVELOPMENT/TENTATIVE MAP**

PD10-0003/TM10-1498/Serrano Village J2/J3 Lot H submitted by SERRANO ASSOCIATES, LLC for the following: 1. Development Plan for the proposed residential subdivision with modifications to One-Family Residential (R1) Zone District and miscellaneous development standards including minimum lot size, lot coverage, and setbacks; 2. Tentative Subdivision Map of a 25-acre project site creating 83 attached

clustered residential lots ranging from 3,113 to 7,602 square feet in size, 9 landscape lots, 1 open space lot, and 1 remainder lot; and 3. Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: (A) Modification of subdivision road improvements under Standard Plan 101B including: (1) Reduction of right-of-way width from 50 feet to 36 feet; (2) Reduction of road pavement width from 28 feet to 27 feet; (3) Construction of 4-foot wide sidewalks along one side of A Street and B Circle and 6-foot sidewalk on one side of C Street; and (4) Construction of modified rolled curb and gutter; (B) Reduction of minimum 100-foot centerline curve radius length to reduced lengths identified on the map; (C) Modification of standard road encroachment under Standard Plan 110 with custom design encroachment off Serrano Parkway; and (D) Exceed the 3 to 1 width-to-length lot ratio standard for Lot 35. The property, identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25 acres, is located approximately one and one-half mile north of Highway 50 along Bass Lake Road at the intersection with Serrano Parkway, in the El Dorado Hills area, Supervisorial District 2. *[Project Planner: Mel Pabalinas]* (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)** *[continued from 6/9/11 meeting]*

Staff Recommendation: Approval

9. ADJOURNMENT

Respectfully submitted,
ROGER TROUT, Development Services Director

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.

**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.