



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

CONFORMED AGENDA

Regular Meeting January 26, 2012 – 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 12, 2012
Staff Recommendation: Approve Meeting Minutes as presented
ACTION: APPROVED (4-0; Tolhurst-absent)

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. **DESIGN REVIEW REVISION**

DR00-0004-R/Cool 76 Station Re-imaging submitted by SIERRA ENERGY (Agent: Sign Development, Inc.) to re-image the price identification sign, canopy and paint the existing building to reflect a change of the existing Valero gasoline station to a 76 station. The property, identified by Assessor's Parcel Number 071-080-11, consisting of 3.72 acres, is located on the west side of State Route 49, approximately 17 feet west of the intersection with State Route 193, in the Cool area, Supervisorial District 4. [*Project Planner: Gina Paolini*] (Categorical Exemption pursuant to Section 15311 of the CEQA Guidelines)**

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

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

- a. **Z11-0001/PD11-0001/TM11-1502/Treviso II** submitted by RIDGEVIEW HOMES WEST, LLC (Agent: CTA Engineering and Surveying) to request the following: (1) Rezone of property from One-Acre Residential-Planned Development (R1A-PD) to One-Family Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD); (2) Development Plan for the proposed clustered residential subdivision (Treviso II) to include 20 residential lots, one open space lot, and modified One-Family Residential (R1) zone district development standards; (3) Tentative Subdivision Map dividing a 6.98-acre lot into twenty (20) Class I residential lots ranging in size from 5,181 square feet to 62,012 square feet, one private road (Lot R) measuring 0.46 acre, and one Open Space lot measuring 2.27 acres; (4) Design Waivers of the following Design and Improvement Standards Manual (DISM) Standard Plan standards: (a) Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso; (b) Reduction of sidewalk width from 6 feet to 4 feet and placement of sidewalk on one side of private road Lot R; (c) Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb and gutters; and (d) Increase the maximum driveway gradient from 16% to 20% serving Lot 20; and (5) Findings of Consistency with General Plan Policy 7.3.3.4 in accordance with the Interim Interpretive Guidelines to reduce setback from 50 feet to 25 feet from an identified wetland. The property, identified by Assessor's Parcel Number 120-700-07, consisting of 6.98 acres, is located at the terminus of existing Via Treviso, approximately 1,361 feet north of intersection with Crestline Circle, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Mel Pabalinas*] (Mitigated negative declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors

ACTION: RECOMMENDED APPROVAL (5-0)

- b. **Z11-0007/PD11-0004/TM11-1504/Wilson Estates** submitted by ANN WILSON, LISA VOGELSANG, CATHERINE RYAN, and JULIE RYAN (Agent: CTA Engineering and Surveying) to request the following: (1) Rezone from One-Acre Residential (R1A) to One-Family Residential-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD); (2) Development Plan for the proposed subdivision allowing a gross density greater than two units per acre and creation of commonly-owned open space; (3) Tentative Subdivision Map to create 58 single-family residential lots ranging in size from 8,611 to 24,683 square feet, five open space lots and one public roadway lot; and (4) Design Waiver requests to allow the following: (a) Reduce sidewalk widths from 6 feet to 4 feet; (b) Reduce residential street right-of-way widths from 50 feet to 40 feet; (c) Reduce cul-de-sac row from 60 feet to 50 feet (48.5 feet to back of walk); (d) Allow a 10-foot setback for the toe of the exterior slope of the embankment from the property line for detention pond contained within Lot A; and (e) Allow the access portion

for Lots 57 and 58 to exceed 100 feet in length. The property, identified by Assessor's Parcel Numbers 126-070-22, 126-070-23, and 126-070-30, consisting of 28.18 acres, is located on the north side of Green Valley Road, approximately 3,000 feet east of the intersection with Silva Valley Road, in the El Dorado Hills area, Supervisorial District 1. *[Project Planner: Tom Dougherty]* (Mitigated negative declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors
ACTION: CONTINUED OFF-CALENDAR AT REQUEST OF APPLICANT (5-0)

10. REZONE/PLANNED DEVELOPMENT/PARCEL MAP

Z10-0009/PD10-0005/P10-0012/Creekside Plaza submitted by GRADO EQUITIES VII, LLC to request the following: (1) Rezone from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD); (2) Development Plan to construct three commercial buildings totaling 30,572 square feet maximum; (3) Tentative Parcel Map to create three commercial parcels and one open space parcel; (4) Finding of Consistency with General Plan Policy 7.1.2.1 to allow development and disturbance on slopes of 30 percent or greater gradient; (5) Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to zero, with portions of the development area within the required setback; and (6) Finding of General Plan Consistency for the General Vacation of Portions of the Forni Road Right-of-Way. The property, identified by Assessor's Parcel Numbers 327-211-14, 327-211-16, and 327-211-25, consisting of 4.1 acres, is located on the northwest corner of the intersection of Forni Road and Missouri Flat Road, in the Placerville area, Supervisorial District 3. *[Project Planner: Tom Dougherty]* (Mitigated negative declaration prepared)* *[continued from 10/13/11 & 12/8/11 meetings; Re-noticed/re-circulated]*

Staff Recommendation: Recommend approval to the Board of Supervisors
ACTION: RECOMMENDED APPROVAL (4-0; Rain-absent)

11. ELECTION OF OFFICERS

The Commission will elect a Chair, First Vice-Chair, and Second Vice-Chair for 2012, with those selections becoming effective at the next regular meeting.

ACTION:
CHAIR: PRATT (4-0; Rain-absent)
FIRST VICE-CHAIR: MATHEWS (4-0; Rain-absent)
SECOND VICE-CHAIR: TOLHURST (4-0; Rain-absent)

12. 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 is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which 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 or mitigated 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.