



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

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Alan Tolhurst, Second Vice-Chair, District 5
Lou Rain, District 1
Tom Heflin, District 3

Char Tim Clerk of the Planning Commission

AGENDA

Regular Meeting June 14, 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:** May 10, 2012

Staff Recommendation: Approve Meeting Minutes as presented

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. **VARIANCE**

V12-0001/Cushman Riparian Setback Reduction submitted by ROBERT CUSHMAN for a Finding of Consistency with General Plan Policy 7.3.3.4 and request for a reduction of the perennial stream setback from 100 feet to no less than 75 feet from the top of bank of the South Fork of the American River for a residential deck and covered porch. The property, identified by Assessor's Parcel Number 105-080-08, consisting of 5 acres, is located on the northeast side of Petersen Lane, approximately 1.2 miles northwest of the intersection with Lotus Road, in the Lotus/Coloma area, Supervisorial District 4. [*Project Planner: Tom Purciel*] (Mitigated Negative Declaration prepared)*

Staff Recommendation: Approval

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

PD10-0002-R/TM10-1496-R/Serrano Village K-5, Phase 2 submitted by SERRANO ASSOCIATES, LLC for the following: 1) Revision to an approved Tentative Subdivision Map subdividing subject properties into 115 residential lots ranging in size from 7,200 to 17,625 square feet and six landscape lots; 2) Revision to an approved Development Plan for the subdivision with modifications to One-Family Residential (R1) Zone District development standards including lot width and setbacks; 3) Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) 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 E Courts; and (3) Reduction of sidewalk width from 6 feet to 4 feet on one side of the streets; (B) Reduction of right-of-way for cul-de-sac turnarounds from 100 feet to 80 feet in diameter and improved surface diameter from 60 feet to 45.5 feet; (C) Exceed the 3 to 1 width-to-length lot ratio standard for Lots 32, 33, 79, 80; and (D) Reduction of standard lot frontage width of 60 feet to a minimum 58 feet for Lots 99-101. 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 1. [*Project Planner: Mel Pabalinas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)**

Staff Recommendation: Approval

10. **SPECIAL USE PERMIT REVISION/PLANNED DEVELOPMENT REVISION**

S07-0011-R/PD95-0016-R-4/Kniesel Auto Collision Center submitted by KNIESEL'S AUTO COLLISION CENTERS, INC. for a revision to approved Special Use Permit and Development Plan to remove Condition 8 requiring curb, gutter, and sidewalk on Crosswood Drive. The property, identified by Assessor's Parcel Number 070-280-64, consisting of 3 acres, is located on the north side of Wild Chaparral Drive, approximately one-fourth mile west of the intersection with Ponderosa Road, in the Shingle Springs area, Supervisorial District 4. [*Project Planner: Aaron Mount*] (Previous Negative Declaration prepared pursuant to Section 15162(b) of the CEQA Guidelines)

Staff Recommendation: Denial

11. **SPECIAL USE PERMIT**

a. **S03-0005-R-2/El Dorado Hills Community Park Revision** submitted by EL DORADO HILLS COMMUNITY SERVICES DISTRICT to request the following: (1) Special Use Permit Revision to allow the development of new park facilities including a dog park, a basketball court, four batting/pitching cages, a

restroom, a multi-use trail, and a foot bridge over New York Creek within the existing El Dorado Hills Community Park; and (2) Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the riparian area setback from 100 feet to zero with installation of a multi-use trail, pedestrian bridge, and dog park within the required setback. The property, identified by Assessor's Parcel Number 125-110-09, consisting of 39.5 acres, is located at the intersection of El Dorado Hills Boulevard and Harvard Way in the El Dorado Hills area, Supervisorial District 1. *[Project Planner: Aaron Mount]* (Mitigated Negative Declaration prepared)* *[Conceptual motion made on 5/10/12 and continued to 6/14/12 meeting]*

- b. **S10-0011/David Girard Vineyards** submitted by DAVID GIRARD to allow the use of an existing winery facility for up to 100 special events per year, including live music, charitable events, weddings, etc., for up to 320 guests. The property, identified by Assessor's Parcel Numbers 089-030-23 and 089-030-24, consisting of 41.52 acres and 20 acres respectively, is located on the east side of Cold Springs Road at the intersection with Thompson Hill Road, in the Gold Hill area, Supervisorial District 4. *[Project Planner: Tom Dougherty]* (Negative Declaration prepared)*

Staff Recommendation: Approval

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.