



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
Tom Heflin, Second Vice-Chair, District 3
Rich Stewart, District 1
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

AGENDA

Regular Meeting July 11, 2013 – 8:30 A.M.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

Persons wishing to speak on a Consent Calendar item are requested to 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. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00am. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting.

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.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

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:** June 27, 2013

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. PLANNED DEVELOPMENT (Public Hearing)

- a. **PD90-0011-R-2/Prospectors Plaza Expansion** submitted by WRI GOLDENSTATE, LLC (Agent: Brian Kriz) for a revision of an approved development plan to allow the demolition of 9,500 square feet of existing multi-tenant shop space and the construction of a new 25,000 square foot single tenant retail space. Replacement of an existing freestanding multi-tenant sign with a pylon sign 50 feet high by 22 feet wide with a display area of approximately 484 square feet. The property, identified by Assessor's Parcel Number 327-290-60, consisting of 19.87 acres, is located on the west side of Missouri Flat Road immediately north of the intersection with U.S. Highway 50, in the unincorporated area of Placerville, Supervisorial District 3. [*Project Planner: Aaron Mount*] (Subsequent Negative Declaration prepared)*

Staff Recommendation: Approval

- b. **PD09-0005/Macauley Construction Headquarters** submitted by RICHARD MACAULEY (Agent: Peter Thorne/BT Consulting) for a phased development plan for a construction company headquarters and facility consisting of a 1,680 square foot office building, 616 square foot caretaker's residence, 1,817 square foot storage and maintenance shop, storage and material yard, parking, landscaping, and two portable storage containers as Phase 1. Phase 2 would allow construction of 4 additional industrial-use buildings totaling 30,057 square feet, parking, and landscaping. Signage includes three 80 square foot monument signs located at the three entrances to the proposed development. The property, identified by Assessor's Parcel Number 319-260-51, consisting of 6.00 acres, is located on the north side of Greenstone Cutoff Road, at the intersection with Greenstone Road in the El Dorado area, Supervisorial District 3. [*Project Planner: Aaron Mount*] (Mitigated Negative Declaration prepared)*

Staff Recommendation: Approval

- c. **PD12-0003/Green Valley Convenience Center** submitted by STRAUCH COMPANIES (Agent: Barghausen Consulting Engineers, Inc.) for the following: 1. Development Plan to allow the construction of a gas station, convenience store, drive-through fast-food restaurant, single-bay self-service carwash; and 2. Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to 10 feet. The property, identified by Assessor's Parcel Number 124-301-46, consisting of 2.12 acres, is located on the southeast

corner of the intersection of Green Valley Road and Sophia Parkway, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Tom Dougherty*]
(Mitigated Negative Declaration prepared)*

Staff Recommendation: Approval

9. ADJOURNMENT

Respectfully submitted,
ROGER TROUT, Executive Secretary

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.