

**FROM THE MINUTES OF SEPTEMBER 25, 2008**

**7. REZONE/PARCEL MAP/PLANNED DEVELOPMENT**

a. **Z08-0007/PD08-0006/P08-0010/Barnett Business Park** submitted by BARNETT LOT 1, LLC (Agents: David Cohen and Marcus Rabwin) to rezone property from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD). The development plan consists of two phases: Phase I – Development of the front approximately one-half of the parcel with an industrial/warehouse building totaling 50,607 square feet and associated utility rooms, access ways, parking areas, trash enclosure areas, and landscaping. Phase II – Development of the rear portion of the property with an attached industrial/warehouse building totaling 45,755 square feet, an open storage yard, and associated improvements. The second phase is considered a preliminary planned development and requires further discretionary consideration. The parcel map would subdivide the property into 21 lots. The industrial/warehouse building will be subdivided into 18 lots. Lot A would encompass the common areas including the utility rooms, landscaping, parking and access ways; Lot B would be a remainder parcel to be considered in the future; and Lot C would consist of an area designated for open space. Lot sizes for the industrial units consist of 16 lots of 2,549 square feet each and two lots of 4,909 square feet each; the common area would consist of 118,712 square feet; the open storage lot would be 7,558 square feet; and the remainder parcel would be 50,602 square feet. The property, identified by Assessor's Parcel Number 109-480-21, consisting of 5.11 acres, is located in the Foothill Springs Business Park in the Barnett Business Park, on the south side of Business Drive, approximately one-half mile south of the intersection with Durock Road, in the **Shingle Springs area**, Supervisorial District II. (Negative declaration prepared)\* [continued from 8/14/08 meeting]

Pierre Rivas presented this item to the Commission with a recommendation to the Board of Supervisors for approval. Mr. Rivas stated that the continuance from the last meeting allowed sufficient time to review the originally proposed Conditions of Approval, which the applicant was in disagreement with. As a result of the review, staff submitted a revised Attachment 1/Conditions of Approval to the Commission, which showed significant changes from the earlier version.

David Cohen, co-applicant, stated that they were ready to accept the new proposed Conditions of Approval.

There was no further input.

MOTION: COMMISSIONER MACCREADY, SECONDED BY COMMISSIONER KNIGHT, AND UNANIMOUSLY CARRIED, IT WAS MOVED TO 1. ADOPT THE NEGATIVE DECLARATION BASED ON THE INITIAL STUDY PREPARED BY STAFF; AND 2. APPROVE ZO8-0007/PD08-0006, ADOPTING THE PRELIMINARY DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, AND APPROVE P08-0010, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED, TO INCLUDE THE REVISED ATTACHMENT 1/CONDITIONS OF APPROVAL.