



EL DORADO COUNTY PLANNING DEPARTMENT

Lorraine Larsen-Hallock..... District I
John MacCready..... District II
Dave Machado..... District III
Ralph Welsh District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

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CONFORMED AGENDA

**Regular Meeting of the Planning Commission
November 13, 2003 – 8:30 A.M.
BUILDING C HEARING ROOM
2850 Fairlane Court, Placerville, CA**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman 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 ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to five 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, any written information from the public must be received by the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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:** October 23, 2003
ACTION: Approved

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **RIVER USE PERMITS** (Public Hearing)

- a. Request submitted by RICHARD WRIGHT and SCOTT UNDERWOOD to transfer River Use Permit #61 from Chili Bar Outdoor Center, Inc. to Mother Lode River Trips, Ltd.

STAFF (General Services) Recommendation: Approve
ACTION: Approved

8. **WILLIAMSON ACT CONTRACTS/ZONE CHANGES** (Public Hearing)

- a. **WAC02-07/Z02-10;** submitted by DAVID GIRARD (Agent: Carlton Engineering) to establish an agricultural preserve and rezone the same properties, identified by Assessor's Parcel Numbers 089-030-19, and portions of -18, -20, and -21, from Estate Residential Ten-acre (RE-10) to Exclusive Agriculture (AE). The properties consist of approximately 41.5 acres and are located on the east side of Cold Springs Road, extending approximately 0.18 mile south of La Mirada Road and continuing along Cold Springs Road for approximately 0.26 mile south of the intersection with Thompson Hill Road, in the **Gold Hill area.** (Negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **December 2, 2003**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the General Plan.

STAFF (MM) Recommendation: Recommend approval
ACTION: Recommended approval

- b. **WAC03-02/Z03-14**; submitted by JOHN L. SMITH to establish an agricultural preserve and rezone the same property from Estate Residential Five-acre (RE-5) to Agricultural Preserve (AP). The property, identified by Assessor's Parcel Number 095-080-56, consists of 20.818 acres, is located on the north side of Slug Gulch Road, one half mile east of the intersection with Perry Creek Road, in the **Fairplay area**. (Negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **December 2, 2003**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (RE) Recommendation: Recommend approval
ACTION: Recommended approval

9. **TENTATIVE SUBDIVISION MAP** (Public Hearing)

- a. **TM86-1039R, Courtside Manor, Unit 2**; submitted by JERRY CADITZ to modify the development plan to allow reduced front, side, and rear property line setbacks for the recorded lots within Courtside Manor, Unit 2. The properties, identified by Assessor's Parcel Numbers 051-690-01 through 051-690-33, consist of 3.05 acres, are located on the south side of Black Rice Road, approximately 300 feet northeast of the intersection of Pearl Place and Racquet Way, in the **Diamond Springs area**. (Categorically exempt pursuant to Section 15305(a) of the CEQA Guidelines)**

STAFF (RE) Recommendation: Conditional approval
ACTION: Conditionally approved

10. **PLANNED DEVELOPMENT** (Public Hearing)

- a. **PD94-11R/Creekside Greens, Units 2 and 3**; submitted by MORRISON HOMES (Agent: Ruth Langford) to revise the approved development plan to allow a reduction of the required 20-foot front yard setback to a minimum of 10

feet on the corner lots and a reduction of the 15-foot rear yard setback to a minimum of 13 feet on the lots located in Creekside Greens, Units 2 and 3. This setback reduction will apply to the following Lots in Unit 2 - 13, 18, 19, 20, 21, 23, 51, 52, 56, 60, 63, 69, 72, and 77, and the following lots in Unit 3 - 6, 7, 14, 19, 20, and 25. The properties, identified by Assessor's Parcel Numbers: Unit 2 - 107-800-13, -18, -19, -20, -21, -23, -51, -52, -56, -59, -60, -63, -69, -72, and -77; Unit 3 - 107-810-06, -07, -09, -14, -19, and -20, are located on the south side of White Rock Road, approximately 560 feet east of the intersection with Latrobe Road, in the **El Dorado Hills area**. (Categorically exempt pursuant to Section 15305(a) of the CEQA Guidelines)**

STAFF (RE) Recommendation: Conditional approval
ACTION: Conditionally approved

11. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. **P01-02**; submitted by N. C. BROWN DEVELOPMENT, INC. (Agent: Norm Brown) to create 10 parcels ranging in size from 1.28 to 2.8 acres on a 15.89 acre site, identified by Assessor's Parcel Numbers 109-230-09 and -10, located on the east side of the Robin Lane terminus, approximately 1,000 feet east of the intersection with Cameron Park Drive, in the **Cameron Park area**. (Mitigated negative declaration previously prepared and advertised)*

STAFF (LM) Recommendation: Conditional approval
ACTION: Conditionally approved

12. **MANAGEMENT PLAN/FINDING OF CONSISTENCY** (Public Hearing)

- a. **Spivey Pond**: The Management Plan outlines the management needs of the California red-legged frog on a U.S. Bureau of Land Management administered parcel of land located near Pollock Pines. This parcel encompasses 54 acres, including the one-plus acre Spivey Pond, within the Weber Creek watershed. The Spivey Pond Management Plan was prepared by the management team as authorized by the Memorandum of Understanding approved during 1999 between the U.S. Bureau of Land Management, U.S. Forest Service, U.S. Bureau of Reclamation, U.S. Fish and Wildlife Service, California Department of Fish and Game, American River Conservancy, El Dorado County, and the El Dorado Irrigation District. The Commission and Board will also consider whether the Plan is consistent with the County General Plan. (Categorically exempt pursuant to Section 15308 of the CEQA Guidelines)**

The **Board of Supervisors** will consider this item on **December 2, 2003**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF (SH) Recommendation: Continue to December 11, 2003
ACTION: Continued to December 11, 2003

13. GENERAL PLAN

- a. Update: Staff will update Commission on progress of General Plan.
ACTION: No report given

14. DEPARTMENT OF TRANSPORTATION

15. COUNTY COUNSEL'S REPORTS

16. DIRECTOR'S REPORTS

17. ADJOURNMENT

Respectfully submitted,
CRAVEN ALCOTT, Interim Planning 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 Craven Alcott, Interim Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A 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.

Meetings for the Month of December

December 11, 2003; 8:30 a.m. – Regular

December 25, 2003; 8:30 a.m. – **Cancelled due to Christmas Holiday**