



EL DORADO COUNTY PLANNING DEPARTMENT

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

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Phone: (530) 621-5355
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CONFORMED AGENDA

Regular Meeting of the Planning Commission August 26, 2004 – 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:** July 22, 2004
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. **ZONE CHANGE** (Public Hearing)
 - a. **Z04-0007** submitted by WILSON FAMILY PARTNERS to rezone property from One-acre Residential (R1A) to Commercial-Planned Development (C-PD) Zone. The property, identified by Assessor's Parcel Number 070-270-20, consists of 10.45 acres, is located on the north side of North Shingle Road, 600 feet east of the intersection with Ponderosa Road, in the **Shingle Springs area**. (Negative declaration prepared)*

The **Board of Supervisors** will consider this request on **September 28, 2004**, 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 (LM) **Recommendation:** Recommend approval
ACTION: Recommended approval

8. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S04-0009/Chateau Routon Wine Tasting Room** submitted by BOB ROUTON to allow a temporary tasting room, weddings on site between May 1 to September 30 of each calendar year with no limit on the number of weddings and not exceeding 125 persons at any one time on the site, and six wine tasting special events per calendar year limited to 100 or fewer persons per event at the temporary wine tasting room. The wine tasting room will be located in an existing 1,542 square foot residence. The property, identified by Assessor's Parcel Number 094-210-29, consists of 55.64 acres, is located on the south side of Omo Ranch Road approximately two-thirds of a mile east of the intersection with Mt. Aukum Road, in the **Somerset/Mt. Aukum area**. (Negative declaration prepared)*

STAFF (RE) Recommendation: Conditional approval
ACTION: Continued to September 9, 2004

- b. **S00-0021R** submitted by THE SONORA J. S. WEST & COMPANY, INC. (Agent: Jill Benson) to modify the subject use permit to allow the placement of a second 30,000 gallon bulk propane storage tank, adjacent to the existing 30,000 gallon tank, to provide additional bulk storage for existing residential and commercial customers. The property, identified by Assessor's Parcel Number 054-321-66, consists of 0.889 acres, is located on the south side of Stage Court immediately east of the intersection with China Garden Road, in the **Diamond Springs area**. (Addendum prepared to previously adopted negative declaration)*

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

- c. **S04-0011** submitted by the EL DORADO CENTER FOR THE VISUALLY IMPAIRED (Agent: Joe Earnshaw) to allow a school for the blind and visually impaired to teach independent living skills in a residential environment. The maximum capacity for the school at any one time will consist of three staff members (two teachers, one clerical) and two students (one-to-one student/teacher ratio at all times). The property, identified by Assessor's Parcel Number 331-301-10, consists of 1.86 acres, is located on the east side of Farnsworth Lane approximately 300 feet east of the intersection with Oakdell Road, in the **El Dorado area**. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

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

9. **DESIGN REVIEWS** (Public Hearing)

- a. **DR04-0007A/Cambridge Duplexes** submitted by GARY BROOKS appealing Condition 10 which requires sidewalk, curb, gutter, and road widening improvements on Cambridge Road. The design review is for two duplexes (total of four units). Unit 1 is proposed to be 1,283 square feet in size and Unit 2 1,279 square feet in size. The property, identified by Assessor's Parcel Number 082-522-01, consists of 1.0 acre, is located on the west side of Cambridge Road approximately 300 feet north of the intersection with Calido Court, in the **Cameron Park area.**

STAFF (BD) Recommendation: Denial
ACTION: Approved

- b. **DR03-0002A/Cameron Park Warehouse** submitted by DAVID LONG (Agent: Kirk Brainerd, Architect) appealing denial of the subject design review which exceeds the allowable floor-to-area ratio (FAR). The design review is for a new 5,000 square foot warehouse building on property, identified by Assessor's Parcel Number 083-111-14, consisting of 0.25 acre, located on the east side of Alhambra Drive approximately 0.25 mile south of the intersection with Cameron Park Drive, in the **Cameron Park area.**

STAFF (LM) Recommendation: Denial
ACTION: Denied

10. **DEPARTMENT OF TRANSPORTATION**

11. **COUNTY COUNSEL'S REPORTS**

12. **DIRECTOR'S REPORTS**

13. **ADJOURNMENT**

Respectfully submitted,
PETER N. MAURER, Acting 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 Peter N. Maurer, Acting 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 September

September 9, 2004; 8:30 a.m. – Regular
September 23, 2004; 8:30 a.m. – Regular