



EL DORADO COUNTY PLANNING DEPARTMENT

John Knight..... 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
November 18, 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:** September 9, and October 14, 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. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S04-0015** submitted by SHINGLE SPRINGS NISSAN (Agent: Lori Gilliam) to allow the removal of the existing Nissan pole sign and its relocation and replacement with a 20-foot freestanding sign reflecting the new corporate logo. The property, identified by Assessor's Parcel Number 070-280-53, consists of 6.17 acres, is located on the north side of Wild Chaparral Drive, approximately 60 feet west of the intersection with Ponderosa Road, in the **Shingle Springs area.** (Categorically exempt pursuant to Section 15311 of the CEQA Guidelines)**

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

- b. **S04-07** submitted by NU STAR MOTORS/James Michael, LLC (Agent: Carlton Engineering, Inc.) to allow the construction and operation of a used car dealership. The project includes 1,000 square feet of sales office and customer parking, lighted outdoor display area for approximately 40 to 45 vehicles, signs, and landscaping. The property, identified by Assessor's Parcel Number 109-211-04, is located on the north side of Coach Lane, 450 feet east of the intersection with Cameron Park Drive, in the **Cameron Park area.** (Negative declaration prepared)*

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

8. **REZONES/WILLIAMSON ACT CONTRACTS** (Public Hearing)

- a. **Z04-0017/WAC04-0003** submitted by the GRACE FAMILY TRUST to rezone property from Select Agricultural Ten Acre (SA-10) to Exclusive Agricultural (AE) and the addition of the same property to Agricultural Preserve 279. The property, identified by Assessor's Parcel Number 048-060-81, consists of 9.883 acres, is located on the north side of North Canyon Road, immediately east of the intersection with Carson Road, in the **Camino area**. (Mitigated negative declaration prepared for Z04-0017)* (WAC04-0003 categorically exempt pursuant to Section 15317 of the CEQA Guidelines)**

The **Board of Supervisors** will consider these applications on **December 7, 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 General Plan.

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

- b. **WAC03-04, WAC03-05, and WAC03-06;** request submitted by PERRY F. KING to amend existing Agricultural Preserve 159 in order to establish three individual agricultural preserves as follows: WAC03-04 includes Assessor's Parcel Numbers 074-041-64 and -68, consisting of 214.39 acres; WAC03-05 includes Assessor's Parcel Number 074-041-67, consisting of 150.59 acres; and WAC03-06 includes Assessor's Parcel Number 074-041-09, consisting of 160 acres. The Planning Commission will also recommend the Board of Supervisors file a Notice of Non-renewal on the remainder of Agricultural Preserve 159 (Assessor's Parcel Number 074-041-61/40 acres). The properties are located on the south side of Magic Morgan Trail, approximately 1.1 miles south of the intersection with Highway 193, in the **Cool area**. (Categorically exempt pursuant to 15317 of the CEQA Guidelines)**

The **Board of Supervisors** will consider these applications on **December 7, 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 General Plan.

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

9. **PLANNED DEVELOPMENTS** (Public Hearing)

- a. **PD92-05R/Camino Canyon**, a request submitted by PHIL ROWE and MARK BISHOP to revise an approved development plan by deleting the proposed lot boundaries, building sites, sewage disposal areas, drive location areas, and open space lots due to the expiration of Tentative Map TM92-1255. The properties, identified by Assessor's Parcel Numbers 043-011-18, 043-011-36, and -37, consist of 295.38 acres (portion affected by the Planned Development Overlay), are located on the east side of Halcon Road, approximately one quarter mile south of the intersection with Camino Hills Drive, in the **Camino area**. (Negative declaration previously prepared and adopted)*

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

10. **PRESENTATION**

- a. Presentation on the proposed restoration and operation of the Sacramento Valley Railroad (SVRR) on the route from the Railroad Block in Historic Folsom along the former SVRR and the Placerville lines to Latrobe and potentially to Placerville. Upon completion, the SVRR will provide rail transit feeder service to Regional Transit LRT, with weekend rail excursions using the full route. The transit feeder will be a shuttle service between the vicinity of the Railroad's intersection with Highway 50 and the LRT's Historic Folsom Station, operating in concert with the LRT schedule. This service will increase the potential Light Rail ridership while alleviating limited parking at the Station and at Historic Folsom as well.

STAFF (PR) Recommendation: No action required
ACTION: No action taken

1:30 P.M.

11. **DESIGN REVIEW** (Public Hearing)

- a. **DR04-0002/Cool Country Properties Office Building** submitted by ROBERT and KAREN O'BRIEN (Agent: Timothy Sheil, AIA) for the construction of a 2,700 square foot commercial office building; 1,200 square foot garage/storage building; and one monument sign with 27 square feet of sign area. The property, identified by Assessor's Parcel Number 071-091-47, consists of 2.0 acres, is located on the northeast corner of Aaron Cool Drive and the intersection Highway 49, in the **Cool area**. (Mitigated negative declaration prepared)*

This item was continued from the meeting of October 14, 2004.

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

- b. **DR04-0010/Williams' Garage** submitted by THOMAS and MARY WILLIAMS for the construction of a 760 square foot garage with a 240 square foot workshop within the structure. The property, identified by Assessor's Parcel Number 090-430-01, consists of 0.82 acres, is located on the north side of Sunset Lane, approximately 350 feet north of the intersection with Mother Lode Drive, in the **Shingle Springs area.** (Categorically exempt pursuant to Section 15303(e) of the CEQA Guidelines)**

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

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

- a. **S04-0004** submitted by the PLACERVILLE CHURCH OF THE NAZARENE (Agent: Dan Kinnoin, TPC Architects, Inc.) to allow the construction of a church campus to be phased in as follows: Phase 1 – 6,200 square foot multi-use building; Phase 2a – 8,000 square foot multi-use building and a 700 square foot maintenance building; Phase 2b – 4,000 square foot addition to Phase 2a building; and Phase 3 – 6,200 square foot Christian education building and a 2,000 square foot parsonage. Parking will be phased with the development. Maximum parking will include 303 spaces. An outdoor play area will include turf and playground equipment; and an outdoor baptistry and plaza are planned in the future. A 24-square foot monument sign is proposed to face Mother Lode Drive. The property, identified by Assessor's Parcel Number 329-080-24, is located on the southwest side of El Dorado Road, 200 feet southeast of the intersection with Mother Lode Drive, in the **El Dorado area.** (Negative declaration prepared)*

This item was continued from the meeting of October 14, 2004.

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

- b. **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)*

This item was continued from the meeting of October 14, 2004.

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

- c. **S04-0006** submitted by the B.P.O. ELKS LODGE #1712 (Agent: Ray Nivison) to allow a member only recreational vehicle overnight parking site adjacent to the Elks Club currently located on the subject parcel. The property, identified by Assessor's Parcel Number 109-402-19, consists of 1.731 acres, is located on the north side of Quest Court, at the intersection with Product Drive in the Barnett Business Park, in the Shingle Springs area. (Categorically exempt pursuant to Section 15303(c) and (e) of the CEQA Guidelines)**

This item was continued from the meeting of October 14, 2004.

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

- d. **S01-0018R1** submitted by SUPERIOR SELF STORAGE (Agent: Dave Kindelt/Scott Rowe) to amend Condition 20 to allow the temporary occupancy of up to 50 percent of the mini-storage facility prior to the installation of a signal at the intersection of Green Valley Road and Cambridge Road. The properties, identified by Assessor's Parcel Numbers 116-281-06 and -07, consist of 5.92 acres, are located on the southwest corner of Green Valley Road, at the intersection with Cambridge Road, in the **Cameron Park area**. (Mitigated negative declaration previously prepared and adopted)**

STAFF (MM) Recommendation: Denial
ACTION: Approved on concept; continued to December 9, 2004

13. **DEPARTMENT OF TRANSPORTATION**

14. **COUNTY COUNSEL'S REPORTS**

15. **DIRECTOR'S REPORTS**

16. **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 December

December 9, 2004; 8:30 a.m. – Regular

December 23, 2004; 8:30 a.m. – Regular – **Cancelled due to Holiday**