



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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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
April 14, 2005 – 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:** March 24, 2005
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**

- a. **RUP #38:** Request from OUTDOORS UNLIMITED, UNIVERSITY OF CALIFORNIA SAN FRANCISCO to transfer RUP #38 to ASSOCIATED STUDENTS, INC. OF SACRAMENTO STATE UNIVERSITY (ASI).

STAFF (Dan Bolster) **Recommendation:** Approve and grant Associated Students, Inc. of Sacramento State University a one-year provisional permit

ACTION: Approved

8. **FINDING OF CONSISTENCY** (Public Hearing)

- a. Request submitted by the EL DORADO COUNTY GENERAL SERVICES DEPARTMENT for a finding of consistency for real property acquisition to allow the expansion of the existing animal control facility in the Meyers area of South Lake Tahoe. The property, identified by Assessor's Parcel Number 035-183-14, consists of 1.2 acres, is located on the east side of Shakori Drive, approximately 1,000 feet north of the intersection with State Highway 89, in the **Meyers area.** (Categorically exempt pursuant to Section 15301(e) (1) of the CEQA Guidelines)**

STAFF (PR) Recommendation: Find request consistent with General Plan
ACTION: Request found consistent with General Plan

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

- a. **DR04-0018/Mevers Station Expansion/Yanks Station Visitor Center** submitted by CARL FAIR (Agent: Jay Kniep) for the construction of a new 2,666 square foot two-story commercial building with a rear paved parking lot. The properties, identified by Assessor's Parcel Numbers 034-331-29 and -31, consist of 0.57 acre/25,000 square feet, are located on the south side of U.S. Highway 50, 900 feet east of the intersection with State Route 89, in the **Mevers area**. (Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines)**

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

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

- a. **S04-0046** submitted by BRIAN and MAUREEN GERRING to allow an expanded home occupation for a cosmetology/beauty salon within an existing 437 square foot accessory structure. The property, identified by Assessor's Parcel Number 070-131-49, consists of 2.36 acres, is located on the east side of Ponderosa Road, approximately 2.5 miles south of the intersection with Green Valley Road, in the **Rescue area**. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

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

11. **REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP** (Public Hearing)

- a. **Z00-0012/PD00-0007/TM00-1371/Hawk View** submitted by N.C. BROWN DEVELOPMENT/NORM BROWN (Engineer: Cooper, Thorne & Associates, Inc.) to rezone property from Estate Residential Ten-acre (RE-10) to One-family Residential-Planned Development (R1-PD); development plan for 123 lots comprising of 114 single family lots ranging in size from 6,476 to 29,789 square feet, 5 landscape lots, and 2 open space lots; tentative subdivision map creating 123 lots with the following design waivers: a. All sidewalks on local streets reduced from 6 to 4 feet; and b. Proposed centerline radii for A and B Court and F Drive are 120 feet, 185 feet, and 63 feet respectively; and a phasing map proposing 4 development phases. The property, identified by Assessor's Parcel Number 115-040-01, consists of 40.10 acres, is located approximately three miles east of the Sacramento/El Dorado County Line, one mile north of U.S. Highway 50, in the Bass Lake Hills Specific Plan area of the **El Dorado Hills**. (Mitigated negative declaration prepared)*

This project will be considered by the **Board of Supervisors** on **April 26, 2005**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

This item was conceptually approved on March 24, 2005, and continued to this date to allow staff time to revise the proposed conditions.

STAFF (SH) Recommendation: Recommend approval
ACTION: Continued to April 28, 2005

- b. **Z96-12/PD96-06/TM96-1321/Bell Ranch** submitted by BELL RANCH PROPERTIES (Agent: David Fletcher) to rezone property from Estate Residential Ten-acre (RE-10) to One-family Residential-Planned Development Zone. The development plan and tentative subdivision map propose to create 124 lots consisting of 113 single-family lots ranging in size from 7,440 to 251,136 square feet, 9 landscape lots, 1 open space lot, and one park site. Design waivers have been requested to allow the following: 1. All sidewalks on secondary local roads, i.e., A and C Drive, D, E, and G Court, H Circle, M, L, and R Way reduced from 6 to 4 feet and meander as shown on the map; 2. A 40-foot roadway right-of-way (Lot R) for B and C Drive, D, E, and G Court, H Circle, and M and R Way; 3. Caltrans Type E and El Dorado County Type A mountable dike (where applicable) in lieu of El Dorado County Type 1 rolled curb and gutter; 4. Short transitional neck down of the secondary local roads as shown on the tentative map; 5. Roadway decorative surfacing, at select locations, of architectural concrete over aggregate base, based on the engineered pavement design; and 6. Enhanced raised, landscape medians in Morrison Road at the two A Drive entrances. A phasing map consisting of five development phases is also included in the request. The property, identified by Assessor's Parcel Number 108-010-45, consists of 112.14 acres, is located on the north side of Terra de Rios Drive, approximately 1,600 feet west of the intersection with Country Club Drive, in the **El Dorado Hills area.** (Mitigated negative declaration prepared)*

The Planning Commission may consider other zoning found to be consistent with the General Plan.

STAFF (SH) Recommendation: Recommend approval
ACTION: Continued to April 28, 2005

12. **DEPARTMENT OF TRANSPORTATION**

13. **COUNTY COUNSEL'S REPORTS**

14. **DIRECTOR'S REPORTS**

15. ADJOURNMENT

Respectfully submitted,
GREGORY L. FUZ, Development Services 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 the Planning Department; 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 April

April 14, 2005; 8:30 a.m. – Regular
April 28, 2005; 8:30 a.m. – Regular