



## 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

2850 Fairlane Court • Placerville, CA 95667  
<http://www.co.el-dorado.ca.us/planning>  
Phone: (530) 621-5355  
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### **CONFIRMED AGENDA**

**Regular Meeting of the Planning Commission  
April 28, 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.**

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

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**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:** April 14, 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. **TENTATIVE PARCEL MAP** (Public Hearing)

- a. **P04-0008** submitted by ROBERT O. BYLIN (Engineer: Gene E. Thorne & Associates, Inc.) to subdivide a 5.678 acre commercial lot into two parcels. The resulting parcels would be 2.6 and 3.08 acres in size. The property, identified by Assessor's Parcel Number 108-250-42, is located on the east side of Golden Foothill Parkway, 800 feet south of the intersection with Suncast Lane, in the El Dorado Hills Business Park, in the **El Dorado Hills area**. (Negative declaration prepared)\*

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

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

- a. **S04-0018** submitted by TETRA TECH COMMUNICATIONS FOR NEXTEL/Shawna Wilson to allow the construction and operation of a new wireless telecommunications facility consisting of a 53-foot monopine with 12 panel antennas mounted at a centerline elevation of 46 feet. Twelve panel antennas in three groups of four will be mounted on an antenna array mount to avoid horizontal expansion of the overall structure beyond the proposed foliage.

The panels are approximately 7 inches wide, 96 inches long, and 8 inches deep. As an alternative to allow future co-location, the plan includes future expansion of the monopine to 83 feet. Equipment cabinets would be housed in a prefabricated equipment shelter adjacent to the tree pole within a 300 square foot fenced leased area within the parcel. Two small GPS sensors will be located on the equipment shelter. The property, identified by Assessor's Parcel No. 069-150-17, consists of 10.05 acres, is located on the south side of Duncan Hill Road, 0.38 mile southwest of the intersection with Deer Valley Road, in the **Rescue area**. (Mitigated negative declaration prepared)\*

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

9.      **REZONE/DEVELOPMENT PLAN/TENTATIVE PARCEL MAP** (Public Hearing)

- a.      **Z04-0021/PD04-0006/P04-0009** submitted by SUNCAST PROFESSIONAL CENTER, LLC/Doug Hus to rezone Assessor's Parcel Number 108-340-23 from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD) Zone. The development plan would allow nine condominium lots ranging in size from 1,193 to 2,964 square feet, with two common area lots ranging in size from 2,964 to 54,708 square feet on a 1.63-acre site. A tentative parcel map is included in the request proposing to create 11 commercial parcels. The property is located on the south side of Suncast Lane, approximately 600 feet west of the intersection with Golden Foothill Parkway, in the **El Dorado Hills area**. (Categorically exempt pursuant to section 15301 of the CEQA Guidelines)\*

The **Board of Supervisors** will consider this project on **May 24, 2005**, 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 conditional approval  
ACTION:                              Recommended approval

10.     **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 **May 24, 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 findings/conditions/mitigation measures.

STAFF (SH)                    Recommendation:    Recommend approval  
**ACTION:**                    Recommended approval

- b. **Z96-0012/PD96-0006/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)\*

This project will be considered by the **Board of Supervisors** on **May 24, 2005**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

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

This project was conceptually approved on April 14, 2005, and continued to this date to allow staff time to revise the proposed findings/conditions/mitigation measures.

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

- c.    **Z01-0007/Planned Development PD01-0008/Tentative Map 01-1380/Bell Woods;** submitted by N. C. BROWN DEVELOPMENT, INC. (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 with 56 lots including 54 single-family lots ranging in size 11,004 to 26,080 square feet with 2 open space lots; and residential subdivision map proposing 56 lots (54 single family lots and 2 open space lots). Design waivers have been requested to allow: 1. All sidewalks on local streets to be reduced from 6 to 4 feet; proposed lengths of C and D Court to exceed 500 feet (in fact are approximately 600 feet and 750 feet respectively), and the proposed lengths of A and B Court will exceed 500 feet when the length of Nicole Drive is added. A phasing map consisting of two development phases is also included in the project. The property, identified by Assessor's Parcel Number 108-010-07, consists of 34.28 acres, is located in Village J, at the terminus of Hollow Oak Drive, 1.25 miles east of the intersection with Bass Lake Road, in the northeast corner of the Bass Lake Hills Specific Plan area, in the **El Dorado Hills area.** (Mitigated negative declaration prepared)\*

The **Board of Supervisors** will consider this project on **May 24, 2005**, 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 (SH)                      Recommendation:    Recommend approval  
ACTION:                              Recommended approval

11.    **DEPARTMENT OF TRANSPORTATION**
12.    **COUNTY COUNSEL'S REPORTS**
13.    **DIRECTOR'S REPORTS**
14.    **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 May**

May 12, 2005; 8:30 a.m. – Regular  
May 26, 2005; 8:30 a.m. – Regular