



EL DORADO COUNTY PLANNING SERVICES

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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A G E N D A

**Regular Meeting of the Planning Commission
July 13, 2006, 2006 – 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 three 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.

All Planning Commission hearings are tape recorded. Tapes are \$5.00 each, and anyone wishing to purchase a tape may do so by contacting Planning Services after the hearing.

**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:** June 22, 2006
ACTION:

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. **S06-0002** submitted by RICK WILLIAMS to retain and refurbish the existing Fresh Pond Cafeteria pole sign located on property, identified by Assessor's Parcel Number 009-720-08, located on the south side of U.S. Highway 50, approximately 50 feet south of the intersection with Forest Road, in the **Pollock Pines area.** (Categorically exempt pursuant to Section 15311, Class II, of the CEQA Guidelines)**

STAFF (Winnifred Wilson)

Recommendation: Conditional approval

ACTION:

8. **REZONES** (Public Hearing)

- a. **Z05-0011** submitted by MICHAEL and MELODIE IVERSON to rezone the northern 23.90 acre portion of the subject property from Estate Residential Five-acre (RE-5) to Planned Agricultural (PA) and the southern 1.79 acre portion of the same parcel from Estate Residential Five-acre (RE-5) to Commercial (C) Zone. The middle 5.79 acres of the parcel will remain unchanged. The property, identified by Assessor's Parcel Number 094-070-13, is located on the north side of Perry Creek Road, approximately 400 feet east of the intersection with Fairplay Road, in the **Fairplay area.** (Negative declaration prepared)*

The **Board of Supervisors** will consider this item on **August 15, 2006**, 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 (Winnifred Wilson) Recommendation: Recommend approval
ACTION:

- b. **Z05-0013** submitted by JAMES R. KIDDER to rezone property from Planned Commercial (CP) to General Commercial (CG). The property, identified by Assessor's Parcel Number 319-370-24, consists of 0.87 acre, is located on the north side of Mother Lode Drive, approximately three-eighths of a mile east of the intersection with Greenstone Road, in the **Diamond Springs/El Dorado area**. (Negative declaration prepared)*

The **Board of Supervisors** will consider this item on **August 15, 2006**, 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 (Winnifred Wilson) Recommendation: Recommend approval
ACTION:

9. REZONE/SITE PLAN REVIEW (Public Hearing)

- a. **Z06-0004/SPR06-0035** submitted by STAN and KAREN VAN SPANJE to rezone property from Estate Residential Ten-acre (RE-10) to Select Agricultural (SA-10), and site plan review to allow the conversion of an existing agricultural building to a winery facility. The property, identified by Assessor's Parcel Number 094-130-05, consists of 10.14 acres, is located on the north side of Fairplay Road, approximately 1.9 miles east of the intersection with Mt. Aukum Road, in the **Fairplay area**. (Negative declaration prepared)*

The **Board of Supervisors** will consider this item on **August 22, 2006**, 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 (Lillian Mac Leod) Recommendation: Recommend approval
ACTION:

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

- a. **Z01-0006/PD02-0001/El Dorado Card Lock Fueling Facility** submitted by LUKE and DEBRA MILLER (Agent: Keith De Lapp/KDL Engineering) to rezone property from One-acre Residential (R1A) to Commercial-Planned Development (C-PD) and development plan for a commercial card lock fueling facility with four fueling stations pumping both gasoline and diesel fuel. The property, identified by Assessor's Parcel Number 327-090-03, consists of 1.22 acres, is located on the north side of U.S. Highway 50 and the south side of Echo Lane, immediately west of the intersection with El Dorado Road, in the **El Dorado area**. (Mitigated negative declaration prepared)*

The **Board of Supervisors** will consider this item on **August 22, 2006**, 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 (Jason Hade) **Recommendation:** Recommend approval
ACTION:

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

- a. **TM05-1398/Thousand Oaks, Unit 3** submitted by HELEN L. THOMAS (Agent: Gene E. Thorne & Associates) proposing to create 3 lots ranging in size from 1.83 to 3.35 acres in size. Design waivers have been requested to allow the following: a) Irregular shaped lots and frontage for Lots 2 and 3 to be less than 100 feet as shown on the tentative map; and b) Permit the existing roads to remain as they currently exist. The property, identified by Assessor's Parcel Number 070-300-15, consists of 8.4 acres, is located on the south side of St. Ives Court, approximately 500 feet south of the intersection with Meder Road, in the **Shingle Springs area**. (Mitigated negative declaration prepared)*

STAFF (Jason Hade) **Recommendation:** Recommend approval
ACTION:

1:30 P.M.

12. **REZONE/PLANNED DEVELOPMENT/PARCEL MAP** (Public Hearing)

- a. **Z05-0005/PD05-0011/P05-0012** submitted by PALMER PROFESSIONAL CENTRE, LLC (Agent: Erik Pilegaard) to rezone property from Commercial-Design Control (C-DC) and Estate Residential Ten-acre (RE-10) to Commercial-Planned Development (C-PD); development plan creating five parcels conforming to the five existing building footprints, with a sixth parcel for shared access, parking, and common area; and tentative parcel map creating six parcels ranging

in size from 0.15 to 3.71 acres. The property, identified by Assessor's Parcel Number 083-453-04, consists of 4.71 acres, is located on the northeast corner of the intersection of Palmer and Gabbert Drives, in the **Cameron Park area.** (Negative declaration prepared)*

The **Board of Supervisors** will consider this item on **August 29, 2006,** 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 (Lillian Mac Leod) **Recommendation:** Recommend approval
ACTION:

- 13. **DEPARTMENT OF TRANSPORTATION**
- 14. **COUNTY COUNSEL'S REPORTS**
- 15. **DIRECTOR'S REPORTS**
- 16. **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 Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 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 July

July 13, 2006; 8:30 a.m. – Regular
July 27, 2006; 8:30 a.m. – Regular

ADDENDUM

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.)

- b. **SPR06-0124** submitted by LARRY KINNINGS for a hardship finding to allow the construction of a second residential unit within Safety Zone 2 of the Placerville Airport. The property, identified by Assessor's Parcel Number 051-470-75, consists of 2.05 acres, is located on the east side of Paydirt Drive, 300 feet north of the intersection with Cedar Ravine Drive, in the Placerville area. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)*

This request was approved at the meeting of June 22, 2006, and continued to this meeting for adoption of the appropriate findings.

STAFF (Jonathan Fong) Recommendation: Adopt findings
ACTION:

GENERAL PLAN

This item will be considered after Item 12.a.

- a. **Interpretation of General Plan Policies:** Policies 2.2.3.1, 2.2.3.2, 2.2.5.4, and 2.2.5.13 - Planned Development Open Space Requirements; Policy 2.2.5.16 – Level of Planning; Policy 7.2.2.3 – Mining Buffer; Policies 8.1.2.1 and 8.1.2.2 – Identification and Protection of Range Lands; Policy 8.1.4.1 – Agricultural Commission Review; Policy 8.4.1.1 – Timberland Buffers; and Policy 10.2.15 – Public Facilities and Service Financing Plan.

This item was continued from the meeting of June 22, 2006.

STAFF (Peter Maurer) Recommendation: See staff report
ACTION: