



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

2850 Fairlane Court • Placerville, CA 95667
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355
Fax: (530) 642-0508

A G E N D A

**Regular Meeting of the Planning Commission
October 12, 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:** September 28, 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. **S03-0008R** submitted by ALBERT DI VITTORIO to revise Condition 1 of the approved special use permit to allow the increased production of fermented grape wines from a maximum limit of 3,000 gallons to 10,000 gallons annually and to increase non-grape distillate from 100 gallons to 600 gallons annually. The property, identified by Assessor's Parcel Number 043-480-34, consists of 13.79 acres, is located on the south side of U.S. Highway 50, approximately 0.25 west of the intersection with Carson Road, in the **Camino area**. (Categorically exempt pursuant to Section 15303, Class 3(e), of the CEQA Guidelines)**

STAFF (Aaron Mount) **Recommendation:** Conditional approval
ACTION:
 - b. **S06-0005** submitted by NEXTEL of CALIFORNIA/Howard Yee to allow the collocation of a wireless telecommunications facility on an existing Pacific Gas & Electric transmission tower, including an equipment shelter located near the base of the tower. The property, identified by Assessor's Parcel Number 119-010-22, consists of 5.996 acres, is located on the north side of Country Club Drive, approximately one-third mile from the intersection of Tierra De Dios Drive, in the **Bass Lake Hills area**. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF (Shawna Purvines) Recommendation: Conditional approval
ACTION:

8. **REZONE/TENTATIVE SUBDIVISION MAP** (Public Hearing)

- a. **Z05-0004/TM05-1395/Le Caille Estates** submitted by DANNY L. DORKIN (Engineer: Gene E. Thorne & Associates, Inc.) to rezone property from Estate Residential Ten-acre (RE-10) to One-acre Residential (R1A) and tentative subdivision map proposing to create 24 lots ranging in size from 1.0 to 2.2 acres in size. Also proposed is project annexation into the El Dorado Irrigation District service area. A design waiver request has been submitted to construct a four-foot wide sidewalk in lieu of the six-foot wide sidewalk required under Standard Plan 101B. The property, identified by Assessor's Parcel Number 070-072-44, consists of 36.51 acres, is located on the south side of Meder Road, approximately 0.9 mile west of the intersection with Ponderosa Road, in the **Shingle Springs area**. (Mitigated negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **November 14, 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 (Jason Hade) Recommendation: Recommend approval
ACTION:

9. **GENERAL PLAN UPDATE**

- a. **Draft Interim Guidelines Implementing General Plan:** Policies 7.4.4.4/7.4.4.5 (Oak Woodlands)

This item was continued from the meeting of September 28, 2006.

STAFF (Steven Hust) Recommendation: Review and approve Interim Guidelines
ACTION:

10. **ZONING ORDINANCE UPDATE**

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 Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*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 October

October 12, 2006; 8:30 a.m. – Regular
October 26, 2006; 8:30 a.m. – Regular

ADDENDUM

This item will be considered after Item 8.a.

NONCONFORMING USE (Public Hearing)

- a. Consideration of the nonconforming use status of the Olde Coloma Theatre, located at 380 Monument Road, Coloma, CA. The property, identified by Assessor's Parcel Number 006-290-04, is located on the south side of Monument Road, approximately 300 feet west of the intersection with Cold Springs Road, in the **Coloma area.**

STAFF (Peter Maurer) Recommendation: Determine non-conforming use status. See staff report on file in Planning Services.

ACTION:

9. GENERAL PLAN UPDATE

This item will be considered under DEPARTMENT REPORTS AND COMMUNICATIONS

- b. **Housing Element:** Status Report

STAFF (Shawna Purvines) Recommendation: Receive and file. No action required.

ACTION: