



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
November 9, 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:** October 26, 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. **TENTATIVE SUBDIVISION MAP** (Public Hearing)
 - a. **TM05-1397 - Promontory, Village, Phase 3** submitted by MJM PROPERTIES, LLC (Agents: David Burke/Larry Ito to create 35 parcels, ranging in size from 0.71 to 1.43 acres on 39.87 acres. Design waivers have been requested to reduce the right-of-way of Karavi Drive from 60 to 28 feet and reduce the right-of-way on Kymata Court from 60 to 38 feet. The properties, identified by Assessor's Parcel Numbers 124-170-11 and -12, and 124-070-56 and -57, are located west of Karavi Drive, approximately 50 feet north of its southernmost intersection with Capetanos Drive, in the **El Dorado Hills area**. (Categorically exempt pursuant to Section 15182 of the CEQA Guidelines)*

STAFF (Mel Pabalinas) Recommendation: Conditional approval
ACTION:
8. **PLANNED DEVELOPMENT/TENTATIVE MAP** (Public Hearing)
 - a. **PD05-0019/TM05-1405/Gold Ridge Estates** submitted by JAMES and PATRICIA FARR (Agent: Gene E. Thorne & Associates, Inc.) to create 15 residential lots ranging in size from 0.49 to 1.40 acres and one 7.15 open space lot. A design waiver request has been submitted to allow the following: 1. Cul-de-sac in excess of 500 feet in length; and 2. Construction of a 22-foot wide road with curb and gutter on the cut side only. The property, identified by Assessor's Parcel Number 042-410-09, consisting of 21.2 acres, is located on the west side of

Gold Ridge Trail, 1,200 feet west of the intersection with Sly Park Road, in the **Pollock Pines area.** (Mitigated negative declaration prepared)*

STAFF (Jason Hade) Recommendation: Conditional approval
ACTION:

9. SPECIAL USE PERMITS (Public Hearing)

- a. **S04-0045/Camp Fleming Girl Scout Camp** submitted by the TIERRA DEL ORO GIRL SCOUT COUNCIL (Agent: Aspen Street Architects, Inc./Rob Westerhoff) to allow the construction of a 2,000 square foot lodge with kitchen facilities and restrooms to be served by a separate well and on-site septic disposal system. The properties, identified by Assessor's Parcel Numbers 093-021-09 and -10, consisting of 443.2 acres, are located north of Happy Valley Road, approximately four miles east of the intersection with Mt. Aukum Road, in the **Somerset area.** (Mitigated negative declaration prepared)*

STAFF (Jason Hade) Recommendation: Conditional approval
ACTION:

- b. **S06-0009/Smith Flat 2** submitted by VERIZON WIRELESS/Complete Wireless (Agent: Erin Merrill) to allow the construction of a wireless telecommunications facility to include a 120-foot monopine tower with 12 antennas and 2 microwave dishes and ground-mounted equipment within a 2,000 square foot lease area. The property, identified by Assessor's Parcel Number 048-520-22, consisting of 1.72 acres, is located on the north side of U.S. Highway 50, 200 feet northeast of the intersection with Still Meadows Road, in the **Placerville area.** (Negative declaration prepared)*

STAFF (Jonathan Fong) Recommendation: Conditional approval
ACTION:

10. REZONE/TENTATIVE PACEL MAP (Public Hearing)

- a. **Z05-0010/P05-0015** submitted by GALE ROSSI (Agent: Carlton Engineering/Jim Willson) to rezone property from Single-family Two-acre Residential (R2A) to One-acre Residential (R1A), and tentative parcel map proposing to create four one-acre parcels with design waivers for the following: 1. Allow adjustment to the 3:1 lot ratio standard; and 2. Reduce Standard Plan 101-B road width from 28 feet wide to 24 feet wide with a minimum of two-foot wide shoulders with no curb, gutter, and sidewalk. The property, identified by Assessor's Parcel Number 069-200-37, consisting of 4.02 acres, is located on the east side of Running Deer Road/Dunnings Road, approximately 1,000 feet south of the intersection with Green Valley Road, in the **Shingle Springs area.** (Mitigated negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **December 12, 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 (John Heiser) Recommendation: Recommend approval
ACTION:

11. GENERAL PLAN AMENDMENT (Public Hearing)

- a. **A06-0006** initiated by the EL DORADO COUNTY BOARD OF SUPERVISORS to amend the land use designation from Medium Density Residential (MDR) to Commercial (C) on property identified by a portion of Assessor's Parcel Number 071-280-51. The property consists of 1.05 acre and is located on the east side of State Route 49, at the northerly intersection with Grand Fir Circle, in the **Cool area**. (Negative declaration prepared)*

The **Board of Supervisors** will consider this application on **December 12, 2006**, at **2:00 p.m.**, in the Supervisors Meeting, 330 Fair Lane, Placerville, CA 95667.

STAFF (Peter Maurer) Recommendation: Recommend approval
ACTION:

12. 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 October 26, 2006.

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

Determination of Reasonable Use (Public Hearing)

- b. **Site Plan Review SPR06-137** submitted by MICHAEL and TAMMI SONSINI (Agent: Scott Story) seeking a determination of "Reasonable Use" of their property. The proposed residence requires the removal of Oak Woodland Canopy that is protected under General Plan Policy 7.4.4.4. The property, identified by Assessor's Parcel Number 110-311-26, consisting of one-half acre zoned One-family Residential (R1), is located on the east side of Crocker Drive, north of Hathaway Court, in the **El Dorado Hills area**.

STAFF (Tim Chamberlain) Recommendation: Find proposed development is reasonable use of the property
ACTION:

13. **ZONING ORDINANCE UPDATE**

a. **Revised Flowchart; Identification of Existing Code Problems; Goals; General Plan Implementation Measures; and Zone District Maps**

This item was continued from the meeting of October 26, 006.

STAFF (Roger Trout) Recommendation: No action required
ACTION:

14. **DEPARTMENT OF TRANSPORTATION**

15. **COUNTY COUNSEL'S REPORTS**

16. **DIRECTOR'S REPORTS**

17. **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 December

December 14, 2006; 8:30 a.m. – Regular
December 28, 2006; 8:30 a.m. – Regular

ADDENDUM

This item will be considered prior to Item 7.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: Continue off calendar
ACTION: