



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
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Walter Mathews..... 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
January 10, 2008 – 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. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

Presentation: Kelowna Agricultural Tour and Study Mission
Staff: Laura Brent-Baum

5. **COMMISSIONERS' REPORTS**
6. **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:** December 13, 2007
 - b. **Finding of Consistency** – Pioneer Fire Protection District Capital Improvement Plan

Staff: Thomas A. Lloyd **Recommendation:** Find request consistent with General Plan
 - c. **Finding of Consistency** – El Dorado County Fire Protection District Capital Improvement Plan

Staff: Thomas A. Lloyd **Recommendation:** Find request consistent with General Plan

CONSENT CALENDAR ACTION:

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

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

- a. **S85-0070R2** submitted by JEAN and REN REINDERS to amend Condition 5 to read as follows: A minimum of ~~126~~ 21 on-site parking spaces shall be provided for employees and patrons of the Fudge Factory. A minimum of one handicap accessible parking space shall be provided adjacent to the Fudge Factory building. The applicant shall install directional signs identifying the location of the on-site parking area, ~~and~~ ~~†~~ Two employees shall be available to direct vehicles to the parking area that location 11:30 a.m. to 4:00 p.m., ~~weekends and holidays as needed during peak hours~~. The property, identified by Assessor's Parcel Number 048-160-44, consisting of 10.01 acres, is located on the east side of High Hill road, approximately one-quarter mile north of the intersection of High Hill Road and Carson Road, in the **Camino area**, Supervisorial District III. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

Staff: Michael Baron

Recommendation: Conditional approval

ACTION:

- b. **S00-0028R/Telos Youth Outpost** to allow the expansion of a 24-hour licensed residential care facility to increase the number of residents from 8 to 12 and allow a 1,391 square foot addition of two new bedrooms and two new classrooms. The property, identified by Assessor's Parcel Number 092-231-19, consisting five acres, is located on the east side of State Route 49, approximately 1.4 miles south of the intersection with Crystal Boulevard, in the **El Dorado area**, Supervisorial District II. (Categorically exempt pursuant to Section 15301(e) of the CEQA Guidelines)**

Staff: Tom Dougherty

Recommendation: Conditional approval

ACTION:

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

- a. **Z06-0029/PD06-0020/TM06-1420/Bass Lake Estates** submitted by CARMICHAEL INVESTMENT GROUP (Agent: Gene E. Thorne and Associates, Inc.) to rezone property from One-family Residential-Airport Safety (R1-AA) to One-family Residential-Airport Safety-Planned Development (R1-AA-PD); development plan to allow for flexibility in the development standards of the R1 Zone District; and tentative subdivision map to create 36 residential parcels ranging in size from 3,020 to 5,665 square feet, and three open space lots totaling 2.37 acres. Five design waivers have been requested to allow the following: Reduction of the right-of-way (ROW) width from 60 feet to 50 feet for Trout Lake Court; Reduction the sidewalk requirement on Trout Lake Court from six feet to five feet and to limit the sidewalk improvements to one side of the road only; To allow a joint access for Parcels 1 and 2; Reduction the length of turn pockets and tapers onto Bass Lake Road; Waiver the sidewalk requirement for

Bass Lake Road. The property, identified by Assessor's Parcel Number 115-030-06, consisting of 7.45 acres, is located on the southeast side of Bass Lake Road, approximately 175 feet southwest of the intersection with Woodleigh Lane, in the **Cameron Park area**, Supervisorial District I. (Negative declaration prepared)*

The Board of Supervisors will consider these applications on **February 5, 2008**, 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: Jonathan Fong **Recommendation:** Recommend approval

ACTION:

- b. **TM05-1398/Thousand Oaks, Unit 3**, submitted by HELEN THOMAS (Agent: Gene E. Thorne & Associates, Inc.) to create two lots ranging in size from 1.22 to 7.18 acres. A driveway from St. Ives Court will provide access to Lot One while Lot Two will be served by connecting to Mineshaft Lane. The property, identified by Assessor's Parcel Number 070-300-15, consisting 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**, Supervisorial District IV. (Mitigated negative declaration prepared)*

Staff: Jason Hade **Recommendation:** Conditional approval

ACTION:

9. GENERAL PLAN UPDATE

Workshop: Fast Track process for affordable housing and employment-generating projects.

Staff: Peter Maurer/Sam Driggers **Recommendation:** Review proposed process and forward recommendation to the Board of Supervisors.

ACTION:

10. ZONING ORDINANCE UPDATE

11. DEPARTMENT OF TRANSPORTATION

12. COUNTY COUNSEL'S REPORTS

13. DIRECTOR'S REPORTS

14. ADJOURNMENT

Respectfully submitted,
LARRY W. APPEL, Deputy 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 January

January 10, 2008; 8:30 a.m. – Regular

January 24, 2008; 8:30 a.m. - Regular