



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
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
February 14, 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.

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:** January 24, 2008
ACTION:

- b. **RIVER USE PERMIT**

Transfer of 25 weekday user days from River Use Permit #19, Rollinson Adventures, LLC, to River Use Permit #55, Rock-n-Water.

Staff: Noah Rucker-Triplett **Recommendation:** Approval
ACTION:

- c. **SITE PLAN REVIEW** (Public Hearing)

SPR07-0034/Holiday Market Expansion submitted by QUAIL COURT INVESTORS (Agent: Michael Heine, Panattoni Construction, Inc.) for a finding of consistency with General Plan Policy 7.3.3.4 for reduction of the perennial stream setback from 100 to 90 feet and the wetland area setback from 50 to 7.5 feet to allow construction of an 11,850 square foot retail expansion to an existing grocery store (Holiday Market). The property, identified by Assessor's Parcel Number 078-200-47, consisting of 3.23 acres, is located on the southeast side of Mt. Aukum Road, at the intersection with Sly Park Road, in the **Pleasant Valley area**, Supervisorial District II.

Staff: Robert Peters **Recommendation:** Conditional approval
ACTION:

d. **SPECIAL USE PERMIT**

S07-0018/Executive Boat Club submitted by KAYLE and LAURA LARSEN to allow the operation of an expanded home business within an accessory building. The permit would allow for the storage of boats and recreational equipment within an existing structure. The property, identified by Assessor's Parcel Number 124-010-04, consisting of five acres, is located on the east side of Hidden Acres Drive, 0.20 mile south of the intersection with Green Valley Road, in the **El Dorado Hills area**, Supervisorial District I. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

This item was conceptually denied on January 24, 2008, and continued to allow staff time to provide appropriate findings.

Staff: Jonathan Fong Recommendation: Adopt findings
ACTION:

CONSENT CALENDAR/APPLICATIONS

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **FINDING OF CONSISTENCY** (Public Hearing)

Pioneer Fire Protection District Capital Improvement Plan

This item was continued from the meeting of January 24, 2008.

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

8. **GENERAL PLAN AMENDMENT/REZONE/TENTATIVE PARCEL MAP**
(Public Hearing)

A07-0005/Z07-0012/PD07-0007/TM07-1440/Summerbrook submitted by IMRAN AZIZ AND AMAR GHORI/HOLLOWAY LAND COMPANY (Agent: CTA Engineering and Surveying/Olga Sciorelli) for the following: General Plan amendment changing the land use designation from Rural Residential (RR) to Low Density Residential (LDR); Rezone for Assessor's Parcel Number 102-210-12 from Exclusive Agricultural (AE) to Estate Residential Five-acre/Planned Development (RE-5/PD) and Assessor's Parcel Number 102-220-13 from Estate Residential Five-acre (RE-5) to Estate Residential Five-acre/Planned Development (RE-5/PD); development plan to allow the use of the density bonus planning concept and to allow flexibility in the development

standards of the Estate Residential Five-acre (RE-5) Zone District; tentative subdivision map to create 29 lots ranging in size from 58,591 square feet (1.33 acres) to 97,184 square feet (2.23 acres, with approximately 35 acres of open space; and design waiver request to reduce the right-of-way width requirement for A and B Streets, and C and D Courts, from 60 to 50 feet. The properties, identified by Assessor's Parcel Numbers 102-210-12 and 102-220-13, consisting of 90 acres, are located on the north side of Green Valley Road, 500 feet west of the intersection with Bass Lake Road, in the **Cameron Park area**, Supervisorial District IV. (Mitigated negative declaration prepared)*

The Board of Supervisors will consider these items on **March 11, 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:

9. **GENERAL PLAN AMENDMENT/REZONE** (Public Hearing)

A07-0016/Z07-0051 submitted by JOHN CONFORTI/JAMES and DONNA WUNSCHERL to change the land use designation from Tourist Recreational (TR) to Commercial (C), and rezone the same property from Single-family Three-acre Residential (R3A) to General Commercial-Design Control (CG-DC). The property, identified by Assessor's Parcel Number 048-280-33, consisting of 4.01 acres, is located on the north side of Newtown Road, approximately 0.25 mile east of the intersection with County Road 145, in the **Placerville Periphery area**, Supervisorial District III. (Negative declaration prepared)*

The Board of Supervisors will consider these items on **March 11, 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: Tom Dougherty Recommendation: Recommend approval
ACTION:

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

S07-0023 submitted by FTM PLASTIC WELDING/BOB and SANDY AYREST to allow the continuation of a wholesale distribution home occupation that assembles, ships, and receives power controls and heating trays. The property, identified by Assessor's Parcel Number 317-287-06, consisting of 4.25 acres, is located on the southwest side of Cobblestone Road, approximately 1,500 feet west of the intersection with Stagecoach Road, in the Greenstone Country, Unit 1, subdivision, in the **Greenstone area**,

Supervisory District IV. (Statutorily exempt pursuant to Section 15270(b) of the CEQA Guidelines)**

Staff: Tom Dougherty

Recommendation: Denial

ACTION:

11. TENTATIVE SUBDIVISION MAP (Public Hearing)

TM04-1391/Carson Creek, Phase 2/Carson Creek Phase 2, Unit 1 submitted by CARSON CREEK EL DORADO, LLC (Engineer: Cooper, Thorne & Associates, Inc.) for the following: 1. Large-lot tentative subdivision map (Phase 0) of a 553 acres site creating 24 lots for financing and phasing purposes, ranging from 0.5 to 150 acres in size; 2. Small lot tentative subdivision map (Carson Creek, Phase 2, Unit 1) of Large Lots 3 through 7 (Village 8) and Lots 1 and 2 (Village 6B) on 95.2 acres creating a Class 1 residential subdivision encompassing a total of 302 residential lots ranging from 4,725 to 14,850 square feet, 18 landscape lots, 4 open space lots, 2 private in-tract road lots, and 1 utility lot (pump station); 3. Minor amendment to the Carson Creek Specific Plan consisting of the following modifications: a) Re-alignment of major residential collector (Carson Crossing Drive); b) Increase of right-of-way for a residential collector (Carson Crossing Drive) from 60 to 80 feet; 4. A request for design waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: a. Construction of Carson Crossing Drive encroachment onto Golden Foothill Parkway based on Standard Plan 103E without the 100-foot foot tapers; and b. Construction of all proposed encroachments onto Carson Crossing Drive based on Standard Plan 103D without the 100-foot tapers. The properties, identified by Assessor's Parcel Numbers 117-010-07, -08, and 117-020-01, are located south of Golden Foothills Parkway and southeast of White Rock Road, in the **El Dorado Hills area**. (Exempt pursuant to Section 15162 of the CEQA Guidelines; categorically exempt pursuant to Section 15303(d) of the CEQA Guidelines)**

Staff: Mel Pabalinas

Recommendation: Conditional approval

ACTION:

12. REZONE/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP (Public Hearing)

Z06-0011/ PD06-0011/ TM06-1412/Marble Valley Ridge Estates submitted by MARBLE VALLEY RIDGE LLC (Engineer: CTA Engineering) to rezone 4.39 acres from One-family Residential (R1) and 10.2 acres of Open Space (OS) to 2.77 acres of One-half Acre Residential-Planned Development (R20,000-PD) and 11.82 acres to Open Space-Planned Development (OS-PD); development plan for building envelopes on each single-family parcel of: 10,960 square feet on Parcel 1; 10,388 square feet on Parcel 2; and 7,450 square feet on Parcel 3. Design waivers have been requested to eliminate a 100-foot road frontage requirement and provide public and private road access to proposed Open Space Lot A via driveway easements and to allow Parcel 3 to have a lot configuration in excess of the 3:1 lot width to depth ratio. The properties, identified by

Assessor's Parcel Numbers 119-310-39 and 119-320-06, consisting of 14.59 acres, are located on the south side of U. S. Highway 50, approximately 1,500 feet west of the Cambridge Road interchange, in the **Cameron Park Community Region**, Supervisorial District II. (Mitigated negative declaration prepared)*

The Board of Supervisors will consider these items on **March 11, 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: Pierre Rivas Recommendation: Recommend approval
ACTION:

13. APPEAL (Public Hearing)

Design Review DR07-0003S - Appeal submitted by ROBERT BYRNE/CAMERON PARK AIRPORT DISTRICT BOARD PRESIDENT requesting the conditions of approval be modified to require an eight-foot high security fence to match the existing fencing along the rear of the parcels abutting the Airport Taxi Runway. The approved design review allows construction of three commercial buildings totaling 18,720 square feet on two lots. Building 1 would be 4,680 square feet; and Buildings 2 and 3 would total 7,020 square feet each. The properties, identified by Assessor's Parcel Numbers 083-180-04 and 083-182-05, consisting of 1.72 acres, are located on the south side of Cameron Park Drive, 300 feet south of the intersection with Mira Loma Drive, in the **Cameron Park area**, Supervisorial District I.

Staff: Jonathan Fong Recommendation: Denial
ACTION:

1:30 P.M.

14. 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~~ 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)**

This item was continued from the meeting of January 10, 2008.

Staff: Michael Baron Recommendation: Recommend approval
ACTION:

- b. **S07-0025/Swan Cove Wedding Gardens:** Determination as to whether a special use permit can be processed for the requested use in the Estate Residential Five-acre (RE-5) Zone District. The property, identified by Assessor's Parcel Number 070-210-02, consisting of 7.71 acres, is located on the west side of Ponderosa Road, approximately 1.5 miles north of the intersection with Meder Road, in the Shingle Springs area, Supervisorial District IV. Applicants: CORENE BECKER and RANEL GOSLING.

Staff: Pierre Rivas Recommendation: Find a wedding facility is not a use authorized by the Zoning Ordinance in the RE-5 Zone District; and direct staff to refund the applicant the applicable processing fees.

ACTION:

15. **GENERAL PLAN UPDATE**
16. **ZONING ORDINANCE UPDATE**
17. **DEPARTMENT OF TRANSPORTATION**
18. **COUNTY COUNSEL'S REPORTS**
19. **DIRECTOR'S REPORTS**
20. **ADJOURNMENT**

Respectfully submitted,
LAWRENCE W. APPEL, Deputy Director of Development Services

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 February

February 11, 2008; 1:30 p.m. - **Special:** Joint meeting with the Board of Supervisors, Supervisors Meeting Room, 330 Fair Lane, Placerville – Draft Roadway Classification System

February 14, 2008; 8:30 a.m. – Regular

February 19, 2008; 1:00 p.m. – **Special:** Joint meeting with Agricultural Commission, Supervisors Meeting Room, 330 Fair Lane, Placerville - Update on Williamson Act by the Department of Conservation

February 28, 2008; 8:30 a.m. – Regular