



# EL DORADO COUNTY PLANNING COMMISSION

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

Alan Tolhurst, Chair, District V  
John MacCready, First Vice Chair, District II  
Dave Machado, Second Vice Chair, District III  
John Knight, District I  
Walter Mathews, District IV

Jo Ann Gillion ..... Clerk of the Commission

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## CONFORMED AGENDA

### **Regular Meeting April 10, 2008 – 8:30 A.M.**

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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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**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:** March 27, 2008  
**ACTION:** Approved

See end of agenda for addendum.

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 MAPS** (Public Hearing)
  - a. **TM88-1095/Sierra Sunrise** submitted by PACIFIC STATES DEVELOPMENT CORPORATION (Agent: CTA Engineering & Surveying, Inc.) for a one-year time extension to the subject map, extending the expiration date of the map to February 5, 2009. The request also includes a phasing plan. Phase 1 would be identified as Large Lot 1 and would consist of Parcels 14 through 18. Phase 2 would be identified as Large Lot 2 and would consist of Parcels 2 through 13. The properties, identified by Assessor's Parcel Numbers 116-030-28 and -30, consisting of 9.44 acres, are located on the east side of Woodleigh Lane, approximately 0.4 mile southeast of the intersection with Bass Lake Road, in the **Cameron Park area**, Supervisorial District I. (Negative declaration prepared)\*

Staff: Pat Kelly      **Recommendation:** Conditional approval  
**ACTION:** Conditionally approved

- b. **TM92-1261E/Sierra Sunrise II** submitted by DARREN and CINDY OWEN (Agent: CTA Engineering and Surveying, Inc.) for two one-year time extensions to the subject map, extending the expiration date of the map to August 24, 2010. The request includes a phasing plan. Phase 1 would be identified as Large Lot 1 and would consist of Parcels 1 through 3 and Parcel 11. Phase 2 would be identified as Large Lot 2 and would consist of Parcels 4 through 10.

The property, identified by Assessor's Parcel Number 116-030-26, consisting of 5.56 acres, is located on the east side of Woodleigh Lane, approximately 0.25 mile north of Kimberly Road, in the **Cameron Park area**, Supervisorial District I. (Negative declaration prepared)\*

Staff: Pat Kelly      Recommendation:      Conditional approval  
**ACTION:**              Conditionally approved

8.      **GENERAL PLAN UPDATE**
9.      **ZONING ORDINANCE UPDATE**
10.     **DEPARTMENT OF TRANSPORTATION**
11.     **COUNTY COUNSEL'S REPORTS**
12.     **DIRECTOR'S REPORTS**
13.     **ADJOURNMENT**

Respectfully submitted,  
LAWRENCE W. APPEL, Deputy Director of Planning 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.

**Meetings for the Month of April**

April 10, 2008; 8:30 a.m. – Regular  
April 24, 2008; 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.)

a. **Minutes:** March 27, 2008, February 19, and March 13, 2008  
**ACTION:** Approved

b. **OR07-0005/Bed and Breakfast Ordinance:** To consider incorporating the draft Bed and Breakfast section into the adopted Zoning ordinance. See Attachment 1 for draft ordinance. (Exempt pursuant to Section 15061(b.3) of the CEQA Guidelines)\*

The **Board of Supervisors** will consider this item on **April 29, 2008,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

Conceptually approved March 27, 2008, and continued to this date for final action.

Staff: Lillian Mac Leod      **Recommendation:** Recommend approval  
**ACTION:** Recommended approval