



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

AGENDA

Regular Meeting April 24, 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.

**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:** April 10, 2008
ACTION:

b. **River Use Permit**

Transfer of 12 weekend and 10 weekday user days from RUP #63 to RUP #11.

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

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

CONSENT CALENDAR/APPLICATIONS

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

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

a. **S04-0019/Newtown Mini Storage** submitted by BERNARD LEONG for a 18-month time extension for the subject use permit which allows a 56,077 square foot mini-storage facility, 10,461 square foot commercial development, and a 1,296 square foot caretaker/manager residence.. The property, identified by Assessor's Parcel Number 078-270-71, consisting of 6.11 acres, is located on the north side of Pleasant Valley Road, 2,910 feet west of the intersection with Mt. Aukum Road, in the **Pleasant Valley area**, Supervisorial District II. (Negative declaration prepared and adopted with original approval)*

Staff: Tom Dougherty **Recommendation:** Conditional approval
ACTION:

b. **S07-0024/Union Mine Tower** submitted by VERIZON WIRELESS (Agent: Stephen A. Smith, Project Manager) to allow the construction of a wireless communications facility to include a 100-foot self-supporting lattice tower with 12 panel antennas and related ground equipment within a 1,750 square-foot proposed lease area. The proposed lattice tower will replace an existing 90-foot guyed lattice tower. The project includes relocation of all existing emergency agency antennas to the new tower at the same heights. The facility is proposed to be enclosed by a six-foot tall chain link fence with barbed wire atop. The property, identified by Assessor's Parcel Number 092-152-04, consisting of 0.23 acre, is located on the east side of Quartz Drive, approximately 0.6 mile north of the intersection with State Route 49, in the **El Dorado area**, Supervisorial District II. (Categorically exempt pursuant to Section 15302 of the CEQA Guidelines)**

Staff: Robert Peters Recommendation: Conditional approval

ACTION:

8. GENERAL PLAN AMENDMENT/REZONE (Public Hearing)

A07-0012/ Z07-0031 submitted by GARY JENKINS to amend the land use designation from Commercial (C) to High Density Residential (HDR) and rezone the same properties from Commercial (C) to One-family Residential (R1). The properties, identified by Assessor's Parcel Numbers 101-210-04, -06, -07, -08, -09, -10, and -11, consisting of 2.61 acres, are located along both sides of Sanders Road, 0.2 mile north of the intersection with Pony Express Trail, in the **Pollock Pines area**, Supervisorial District II. (Statutorily exempt pursuant to Section 15270(b) of the CEQA Guidelines)**

The **Board of Supervisors** will consider these applications on **June 3, 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: Shawna Purvines Recommendation: Denial

ACTION:

9. TENTATIVE SUBDIVISION MAPS (Public hearing)

a. **TM07-1462/Whispering Oaks** submitted by WHISPERING OAKS PARTNERS/ARLEN and PATRICIA DI BARTOLO and ROBERT and LYNDA CALVERT to create eight parcels, ranging in size from 5.04 to 7.16 acres. The property, identified by Assessor's Parcel Number 060-330-21, consisting of 43.6 acres, is located on the east side of State Route 193, at the southeast corner of the intersection with Shoemaker Road, in the **Georgetown area**, Supervisorial District IV. (Mitigated negative declaration prepared)*

Staff: Tom Dougherty Recommendation: Conditional approval

ACTION:

b. **TM96-1321E/Bell Ranch; TM00-1371E/Hawk View; and TM01-1380E/Bell Woods** submitted by WESTERN PACIFIC HOUSING, INC. (Agent: CTA Engineering and Surveying) requesting five one-year time extensions for the previously approved tentative maps. The properties, identified by Assessor's Parcel Number 119-020-52 (Bell Ranch/112.14 acres), APN 115-040-14 (Hawk View/38.46 acres), and APN 119-020-50 (Bell Woods/33.67 acres), are located on the north side of U.S. Highway 50, between the Bass Lake Road and El Dorado Hills interchanges, in the **El Dorado Hills area**, Supervisorial District II. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)**

Staff: Michael Baron Recommendation: Conditional approval

ACTION:

1:30 P.M.

10. FINDING OF CONSISTENCY (Public Hearing)

SPR08-0003/Carson Creek Corporate Center submitted by WARREN CONSULTING ENGINEERS, INC. (Agent: Thomas Fassbender/Scott Hodson, PAC/SIB LLC) for a finding of consistency with General Plan Policy 7.3.3.4 for a reduction of riparian setbacks from 100 feet and 50 feet to the area considered "No Impact Area" as approved under a US Army Corps of Engineers Nationwide Permit #39. A finding of consistency would allow the construction of two commercial buildings (55,525 square feet and 46,875 square feet) and import soil from adjacent parcels (Assessor's Parcel Numbers 117-210-33 and 117-010-06). The properties, identified by Assessor's Parcel Numbers 117-210-33, -34, and 117-010-06, consisting of 34.07 acres, are located on the north side of Golden Foothills Parkway, at the intersection with Latrobe Road, in the **El Dorado Hills area**, Supervisorial District II.

Staff: Michael Baron Recommendation: Conditional approval

ACTION:

11. REZONE/PLANNED DEVELOPMENT/PARCEL MAP (Public hearing)

Z07-0044/PD07-0030/P07-0010 submitted by GINNEY-CAMPOY, LLC (Agent: Gene E. Thorne & Associates, Inc.) to rezone property from General Commercial (CG) to General Commercial-Planned Development (CG-PD); development plan to allow the continued use of the property as residential; and tentative parcel map creating four parcels ranging in size from 6,000 to 11,050 square feet, with design waivers to allow a reduction of road improvements from Standard Plan 101A to Standard Plan 101B (18 foot roadway from curb face to curb face in lieu of a 24-foot wide roadway) and to eliminate sidewalks as required under Standard Plan 101B. The property, identified by Assessor's Parcel Number 090-040-39, consisting of 0.66 acre, is located on the north side of Mother Lode Drive, one-quarter mile east of the intersection with French Creek Road, in the **Shingle Springs area**, Supervisorial District IV. (Negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **June 3, 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: Michael Baron Recommendation: Recommend conditional approval
ACTION:

12. GUIDELINES (Public hearing)

Missouri Flat Design Guidelines: The purpose of the Missouri Flat Design Guidelines is to revitalize the underutilized Missouri Flat Road commercial corridor. The design guidelines and streetscape improvement standards contained in this document are intended to improve the quality and character of the built environment and create a pedestrian-friendly atmosphere with enhanced public spaces along the corridor. The Missouri Flat study area boundary includes the parcels directly adjacent to Missouri Flat Road between El Dorado Road and Pleasant Valley Road (State Route 49). Additional parcels encompassed by the study area include a few residential lots on the hill east of the El Dorado Trail and the area east of Missouri Flat Road between the El Dorado Trail, China Garden, and State Route 49, in the **Diamond Springs and Placerville Periphery areas**, Supervisorial District III. (Exempt pursuant to Section 15061(c) (3) of the CEQA Guidelines)**

The **Board of Supervisors** will consider this item on **June 3, 2008**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

Staff: Peter Maurer Recommendation: Recommend adoption
ACTION:

- 13. GENERAL PLAN UPDATE**
- 14. ZONING ORDINANCE UPDATE**
- 15. DEPARTMENT OF TRANSPORTATION**
- 16. COUNTY COUNSEL'S REPORTS**
- 17. DIRECTOR'S REPORTS**
- 18. 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.

**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 May

May 8, 2008; 8:30 a.m. – Regular

May 22, 2008; 8:30 a.m. – Regular