



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 May 22, 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.)

Minutes: May 8, 2008

ACTION:

END OF CONSENT CALENDAR

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. **REZONE/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP/SPECIAL USE PERMIT** (Public Hearing)

Z07-0052/PD07-0033/TM07-1461/S08-0005/Forest Lake Village submitted by RED HOOK DEVELOPMENT/Suzanne Sparacio (Engineer: Carlton Engineering/Cesar Montes de Oca) to rezone property from Commercial-Sierra Design (C-DS) to Commercial-Planned Development (C-PD); development plan (mixed use) and tentative map creating two commercial units (5,125 and 9,595 square feet), 16 residential units (750 to 1,000 square feet), and 2 open space lots (9,148 and 18,296 square feet). The development plan would include commercial uses on the first and second floors with residential uses on a portion of the second floor and the entire third floor. The special use permit would authorize the proposed residential units within a commercial zone district. The properties, identified by Assessor's Parcel Numbers 101-210-13 and -15, consisting of 2.1 acres, are located on the east side of Red Hook Trail, approximately 400 feet north of the intersection with Sanders Drive, in the **Pollock Pines area**, Supervisorial District II. (Negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **June 17, 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: Jason Hade Recommendation: Recommend approval

ACTION:

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

A08-0004/Z07-0026/P07-0025 submitted by WESLEY HAGSTROM (Engineer: Carlton Engineering, Inc.) to amend the General Plan land use designation from Rural Residential (RR) and Commercial (C) to Rural Residential (RR); rezone the same property from Estate Residential Ten-acre (RE-10), Estate Residential Five-acre (RE-5), Commercial (C), and Exclusive Agricultural (AE) to Estate Residential Ten-acre (RE-10); and tentative parcel map creating four lots ranging in size from 20 to 49 acres with a design waiver request to allow the development to be served by a dead-end road exceeding 2,640 feet in length. The property; identified by Assessor's Parcel Number 104-100-67, consisting of 129.43 acres, is located on the north side of Rattlesnake Bar Road, approximately 5.0 miles southwest of State Route 49, in the Pilot Hill area, Supervisorial District IV. (Mitigated negative declaration prepared)*

The Board of Supervisors will consider these applications on June 17, 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: Gordon Bell Recommendation: Recommend approval

ACTION:

9. GENERAL PLAN AMENDMENT/ORDINANCE AMENDMENT (Public Hearing)

A07-0011/Z08-0012 initiated by EL DORADO COUNTY to amend Policy 2.2.5.20 as follows: All non-residential development, all subdivisions, residential development on existing legal lots involving any structure greater than 4,000 square feet in size or requiring a grading permit for which land disturbance of an area of 20,000 square feet or more occurs, and all development located on lands identified as Important Biological Corridor (-IBC) on the Land Use Diagram, Figure LU-1, shall be permitted only upon a finding that the development is consistent with this General Plan and the requirements of all applicable County ordinances, policies, and regulations. For projects that do not require approval of the Planning Commission or Board of Supervisors, this requirement shall be satisfied by information supplied by the applicant demonstrating compliance. All building permits shall be consistent with the land uses described in the land use designation established for the site, as provided in Policy 2.2.1.2 and set forth on Figure LU-1. (Addendum to General Plan Environmental Impact Report prepared)

The zoning ordinance amendment revises Section 17.22.330 of the County Code to reflect said policy amendment as follows:

17.22.330 Applicability of General Plan Consistency Requirements. Requirements for General Plan consistency shall apply to:

- A. All building permits for new structures, as defined in the General Plan, greater than ~~120~~ 4,000 square feet, including additions to existing structures.
- B. Building Permits or other permits that require a grading permit for which land disturbance of an area of 20,000 square feet or more occurs.
- C. All development, as defined in the General Plan, located on lands identified as Important Biological Corridor (-IBC) on the Land Use Diagram, Figure LU-1.
- D. Non-residential development. (Addendum to General Plan Environmental Impact Report prepared)

The **Board of Supervisors** will consider this amendment on **June 17, 2008**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

Staff: Peter Maurer Recommendation: Recommend approval
ACTION:

10. 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)*

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

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 approval
ACTION:

11. **GENERAL PLAN UPDATE**
12. **ZONING ORDINANCE UPDATE**
13. **DEPARTMENT OF TRANSPORTATION**
14. **COUNTY COUNSEL'S REPORTS**
15. **DIRECTOR'S REPORTS**
16. **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 June

June 12, 2008; 8:30 a.m. – Regular
June 26, 2008; 8:30 a.m. – Regular