



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

Char Tim Clerk of the Commission

AGENDA

Regular Meeting September 11, 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:** August 28, 2008
ACTION:

Resolutions of Intention

- b. **#2008-01** to set a public hearing on October 9, 2008 to consider amending the Land Use Element of the General Plan to provide parcel size exceptions of residential subdivisions in Low Density Residential, Rural Residential, Agriculture Lands and Natural Resource land use designations; and to consider amending Section 17.14.120 of the Zoning Ordinance to conform to General Plan policies.

Findings of Consistency

- c. **GOV08-0007** for a finding of Consistency on the Capital Improvement Program submitted by the EL DORADO HILLS COUNTY WATER DISTRICT (El Dorado Hills Fire Department). [continued from 8/14/08]
- d. **GOV08-0009** for a finding of Consistency on the Capital Improvement Program submitted by the PIONEER FIRE PROTECTION DISTRICT.

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. **APPEAL**

Request by CHERYLYN STORY appealing the issuance of a Stop Work Order and the subsequent finding of **Temporary Mobile Home Application TMA08-0007 and Building Permit #187911** as null and void. The Temporary Mobile Home Application permit and building permit would allow the placement of a temporary mobile home on the parcel. The property, identified by Assessor's Parcel Number 078-200-60, consisting of 6 acres, is located on the south side of Kasey Road, approximately 500 feet south of the intersection with Sly Park Road, in the **Placerville area**, Supervisorial District II.

Staff: Thomas Lloyd

Recommendation: Denial

ACTION:

8. **SPECIAL USE PERMITS**

- a. **Special Use Permit S08-0008** submitted by THE GRACE FOUNDATION OF NORTHERN CALIFORNIA (Agent: Beth DiCaprio) to allow continued use of a portion of property (40 acres) as a non-profit organization created to serve abused and neglected horses and livestock as well as provide riding instruction and therapy programs for children, including those with special needs; Educational programs for larger groups of school aged children for specialized training up to six times per month; and Up to two fundraising events per calendar year on property to support the Grace Foundation. The property, identified by Assessor's Parcel Number 118-110-03, consisting of 387 acres, is located on the east side of Latrobe Road, at the intersection with Ryan Ranch Road, in the **El Dorado Hills area**, Supervisorial District II. (Categorically exempt pursuant to California Environmental Quality Act Section 15301)**

Staff: Michael Baron

Recommendation: Conditional approval

ACTION:

- b. **Special Use Permit S07-0021/Cozzi Landscaping** submitted by GUY and CYNTHIA COZZI (Agent: Robert A. Laurie) to allow a landscaping business to operate as an expanded home occupation. The property, identified by Assessor's Parcel Number 102-540-09, consisting of 5 acres, is located on the south side of Fria Springs Road, approximately 2.9 miles north of the intersection with Green Valley Road and Deer Valley Road, in the **Rescue area**, Supervisorial District IV. (Statutorily exempt pursuant to section 15270(a) of the CEQA Guidelines)**

Staff: Aaron Mount

Recommendation: Denial

ACTION:

9. **REZONE AND TENTATIVE PARCEL MAP**

- a. **Rezone Z07-0056/Parcel Map P07-0050** submitted by ROBERT HARRER to rezone from Estate Residential Five-Acre/Airport Safety (RE-5/AA) to One-Acre Residential/Airport Safety (R1A/AA) and create two parcels ranging in size from 1 to 3.27 acres. The property, identified by Assessor's Parcel Number 070-040-73, consisting of 4.27 acres, is located on the south side of Meder Road, approximately 300 feet west of the intersection with Chasen Drive, in the **Shingle Springs area**, Supervisorial District IV. (Negative Declaration)*

Staff: Jonathan Fong

Recommendation: Conditional approval

ACTION:

- b. **Rezone Z06-0040/Parcel Map P06-0043** submitted by SUSAN MARCYAN to rezone from Residential Agricultural 20-Acre/Planned Development (RA-20-PD) to Estate Residential Ten-Acre (RE-10) and create four parcels ranging in size from 10 to 16.43 acres. The property, identified by Assessor's Parcel Number 073-020-43, consisting of 46.23 acres, is located on the west side of State Route 193, approximately 3,250 feet east of the intersection with Penobscot Road, in the **Cool area**, Supervisorial District IV. (Negative Declaration)*

Staff: Tom Dougherty

Recommendation: Conditional approval

ACTION:

10. **TENTATIVE SUBDIVISION MAP**

Tentative Subdivision Map TM08-1468/Carlson Woods submitted by JOHN and GAIL ELDRIDGE to create four parcels ranging in size from 5 to 5.81 acres, with the following design waivers: Allow the existing shoulder width of one to five feet to be sufficient along Carlson Drive in lieu of 5-foot shoulders throughout; Allow the existing 50-foot right of way for Carlson Drive to be sufficient in lieu of 60 feet; and Allow a 12-foot width driveway easement to access Lot 2 in lieu of a 20-foot road. The property, identified by Assessor's Parcel Number 070-210-37, consisting of 21.70 acres, is located on the north side of Carlson Drive approximately 0.6 mile north of the intersection with Meder Road, in the **Shingle Springs area**, Supervisorial District IV. (Mitigated Negative Declaration)*

Staff: Tom Dougherty

Recommendation: Conditional approval

ACTION:

11. **WILLIAMSON ACT CONTRACT**

Williamson Act Contract WAC08-0001 submitted by PAUL and ALICE CLARY to create a new Agricultural Preserve for parcel currently part of Agricultural Preserve #11. The property, identified by Assessor's Parcel Number 093-032-86, consisting of 50.38 acres, is located on the north side of Perry Creek Road, approximately 0.5 mile east of the

intersection with Fairplay Road, in the **Fairplay area**, Supervisorial District II. (Categorically exempt pursuant to section 15317 of the CEQA Guidelines)**

Staff: Aaron Mount
ACTION:

Recommendation: Recommend approval

12. ZONING ORDINANCE

Comprehensive Zoning Ordinance Update: Staff will present and discuss the following portions of the Draft Zoning Ordinance: Draft Article 2 (portions) – Chapters 17.23, 17.26, 17.27, and 17.29

Staff: Lillian MacLeod

Recommendation: No action required; Discuss Draft Ordinances and potential changes

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
Development Services – Planning

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 September

September 11, 2008; 8:30 a.m. – Regular

September 25, 2008; 8:30 a.m. – Regular