



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 October 9, 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:** September 25, 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. **SPECIAL USE PERMIT**

S08-0010/Veerkamp Backyard Nursery submitted by ROBERT and MARIE VEERKAMP to allow an expanded home occupation consisting of an approximately 8,550 square-foot outdoor nursery to propagate and grow native and drought tolerant plants. No employees or retail sales will be conducted on-site. An existing paddock structure will be converted into a garden shed. The property, identified by Assessor's Parcel Number 071-271-23, consisting of 5.33 acres, is located on the south side of Overton Road, approximately 1,000 feet west of the intersection with Cherry Acres Road, in the **Cool area**, Supervisorial District IV. (Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines)**

Staff: Robert Peters

Recommendation: Approval

8. **PLANNED DEVELOPMENT**

PD08-0002/Hilltop Tree Service Storage Yard submitted by ERIC HILL to allow a development plan to utilize an existing 11,900 square-foot graded parking area for tree service vehicle and equipment storage and to use a mobile home as a caretaker residence. The property, identified by Assessor's Parcel Number 078-040-17 consisting of 3.92 acres, is located on the northeast side of Pleasant Valley Grange Road, approximately 150 feet north of the intersection with Pleasant Valley Road in the **Pleasant Valley area**, Supervisorial District II. (Categorically exempt pursuant to Sections 15301(a), (d) and 15304(a) of the CEQA Guidelines)**

Staff: Tom Dougherty

Recommendation: Approval

9. **GENERAL PLAN AMENDMENTS**

- a. **A08-0002** initiated by EL DORADO COUNTY to consider amending Policy 8.1.3.1 of the 2004 General Plan, which is one of several policies designed to protect agricultural uses by preventing incompatible development from being established adjacent to agriculturally zoned property. Policy 8.1.3.1 establishes a 10-acre minimum parcel size for residential lots being created adjacent to agricultural land. The proposed general plan amendment would provide flexibility for the decision makers on a subdivision to determine if buffers limiting the parcel size to something larger than otherwise permitted by the land use designation are warranted. (Negative Declaration prepared)* *[continued from September 25, 2008 meeting]*

Staff: Monique Wilber

Recommendation: Recommend approval

- b. **A07-0010/OR08-0002/Parcel Size Exception** initiated by EL DORADO COUNTY. The purpose of the Parcel Size Exception amendment to the General Plan and Zoning Ordinance would allow this ordinance to be implemented in limited cases where the strict application of residential densities to an individual property zoned in an otherwise compatible district would preclude. Staff is recommending the amendment of four General Plan policies and additional language to Zoning Ordinance, section 17.14.120. Policy 2.2.5.5; Parcel Size Exception, would be modified to include language found in General Plan Policy 2.2.5.12 (this policy would be eliminated), clarifies the correlation with the Zoning Ordinance and eliminates the potential of creating lots smaller than allowed by other policies requiring specific setbacks and buffers to adjoining parcels. Policy 2.2.1.2 would be updated to include a description of allowable density, found in policy 8.1.1.8, for parcels designated Agricultural Lands and Table 2-2 of Policy 2.2.1.3 would be updated to include a footnote clarifying the relationship of policy 5.2.3.5 to the proposed amendments. Zoning Ordinance section 17.14.120 would be updated to include limitation on parcels created of less

than 4.5 acres when ground water dependent and eliminates the potential of creating parcels inadequate to meet specific setbacks and buffers, bringing 17.14.120 into conformity with General Plan policies. (General Plan EIR/SCH No. 2001082030)

Staff: Shawna Purvines Recommendation: Recommend approval

- c. **A08-0001/OR08-0001/Mixed Use Development** initiated by EL DORADO COUNTY. The purpose of the Mixed Use Development section of the County Zoning Ordinance is to further development that incorporates a range and variety of uses within a single development site while encouraging residents to work, shop and recreate close to where they live, and in some instances, take advantage of non-automobile oriented transportation methods, minimizing vehicle miles traveled. The following sections are included: A. Amendments to section 17.32 (Section I), B. Amendments to section 17.32 (Section II), C. Amendments to section 17.32 (Section IV) allowing for Mixed Use Development in these designated areas, and D. Addition of Design Guidelines in Section 17.14, providing standards to be analyzed by application of a Design Review, and shall be approved based on design standards outlined in the ordinance. (Negative Declaration prepared/SCH#2001082030)*

Staff: Shawna Purvines Recommendation: Recommend approval

10. **GENERAL PLAN UPDATE**
11. **ZONING ORDINANCE UPDATE**
12. **DEPARTMENT OF TRANSPORTATION**
13. **COUNTY COUNSEL'S REPORTS**
14. **DIRECTOR'S REPORTS**
15. **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 October 2008

October 9, 2008; 8:30 a.m. – Regular

October 23, 2008; 8:30 a.m. – Regular