



# 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

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## AGENDA

### **Regular Meeting October 23, 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:** October 9, 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. **REVOCATION OF RIVER USE PERMIT**

**Revocation of River Use Permit #27** submitted by EL DORADO COUNTY PARKS to approve the revocation of River Use Permit #27 from Bobby Hicks dba American River Adventures and return said permit to the County of El Dorado

Staff: Noah Rucker-Triplett

**Recommendation:** Approval

8. **VARIANCE**

**V08-0011** submitted by JOSEPH and INGRID HERRICK to allow a reduction in the rear yard setback from 30 feet to 22 feet to allow replacement of a single-family residence damaged by fire and the addition of an attached carport structure matching the roof line of the replaced residential structure, utilizing an existing concrete pad. The property, identified by Assessor's Parcel Number 323-250-45, consisting of 2.01 acres, is located on the east side of Boulder Lane approximately 157 feet south of the intersection with Cold Springs Road, in the **Placerville area**, Supervisorial District III. (Categorically

exempt pursuant to Sections 15303(a), 15303(e), and 15305(a) of the CEQA Guidelines)\*\*

Staff: Robert Peters

Recommendation: Approval

9. **GENERAL PLAN AMENDMENT**

**A08-0008** submitted by B.J. ROME to amend the General Plan land use map changing the designation from Rural Residential (RR) to Rural Residential – Agricultural District Overlay (RR-A). The property, identified by Assessor’s Parcel Number 088-170-32, consisting of 17.47 acres, is located on the southwest side of Traverse Creek Road at the intersection with Spanish Flat Road, in the **Garden Valley area**, Supervisorial District IV. (Exempt pursuant to Section 15061(b)3 of the CEQA Guidelines)\*\*

Staff: Thomas Lloyd

Recommendation: Recommend approval

10. **GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT/TENTATIVE SUB-DIVISION MAP**

**A08-0007/Z08-0016/PD08-0011/TM08-1471/Placer Oaks Subdivision** submitted by SAID KARKOUTI (Agent: Carlton Engineering/Austin C. Roundtree) to amend the General Plan land use map changing the designation for Assessor’s Parcel Numbers 329-181-14 and -15 from Medium-Density Residential (MDR) to High-Density Residential (HDR); Rezone from One-Half Acre Residential (R20,000) and Estate Residential Five-Acre (RE-5) to One-Half Acre Residential-Planned Development (R20,000-PD); Create 31 lots, ranging in size from 12,000 square feet to 20,619 square feet, with five open space lots also being proposed; Abandonment of the existing on-site East Road easement; and to request the following design waivers: (a) Allow the construction of roads labeled “C” and “D” on the proposed tentative subdivision map to a width of 24 feet with no sidewalks rather than 28-feet wide with sidewalks as required by Standard Plan 101B; and (b) Allow a reduced right of way width of 40 feet rather than 50 feet for roads labeled “A” and “B.” The property, identified by Assessor’s Parcel Numbers 329-181-13, -14, and -15, consisting of 20.01 acres, is located on the west side of Forni Road, 500 feet south of the intersection with Lindberg Avenue, in the **Diamond Springs area**, Supervisorial District III. (Negative Declaration prepared)\*

Staff: Jason Hade

Recommendation: Recommend conditional approval

11. **REZONE/WILLIAMSON ACT CONTRACT**

**Z08-0027/WAC08-0005** submitted by FRANK MATAGRANO, JR. (Agent: Bill Snodgrass) to rezone from Residential Agricultural-40 (RA-40) to Agricultural Preserve (AP); and create a new agricultural preserve. The property, identified by Assessor’s Parcel Number 105-100-11, consisting of 80.97 acres, is located on the south side of Petersen Lane, approximately 1.1 miles north of the intersection with Lotus Road and

Bassi Road, in the Lotus area, Supervisorial District IV. (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)\*\*

Staff: Jason Hade

Recommendation: Recommend approval

**12. REZONE/TENTATIVE SUBDIVISION MAP**

Z07-0023/TM07-1444/Lomita Way Subdivision submitted by PATRICIA ANDRUS/STEVEN and JUDY ARRIGOTI/STEVEN and LISA ARRIGOTI/CHEN HWA CHEN TRUST/CHAMY LEE/JOHN and ANN TSAI (Agent: Gene E. Thorne and Associates, Inc.) to rezone from Estate Residential Ten-Acre (RE-10) to Two-Acre Residential (R2A); Create 22 residential parcels, ranging in size from two to six acres with one remainder parcel to be created totaling 13.6-acres; and to request the following design waivers: (a) To reduce the road improvements on Lomita Way and Lomita Court to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders; (b) To reduce the road improvements on the proposed cul-de-sac roadways to a modified 101B Standard with a road width of 18 feet with 1 foot shoulders; (c) To reduce the right-of-way requirement from 60 feet to 50 feet along Lomita Way, Lomita Court and the proposed cul-de-sac roads; and (d) To allow the reversed curves of 100-foot radii within Road C to be separated by a tangent of less than 100 feet in length. The property, identified by Assessor's Parcel Numbers 110-450-01, -02, -03, -04, -05, and -06, consisting of 74.06 acres, is located on Lomita Way, 150 feet east of the intersection with Villa del Sol, in the El Dorado Hills area, Supervisorial District I. (Mitigated Negative Declaration prepared)\*

Staff: Jonathan Fong

Recommendation: Recommend approval

**13. REZONE/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP**

- a. Z07-0010/PD07-0006/TM07-1438 submitted by GREGORY PORTER (Agent: CTA Engineering and Surveying, Inc.) to rezone from Estate Residential Ten-Acre (RE-10) to One-Family Residential-Planned Development (R1-PD); Create 54 residential parcels, ranging in size from 7,965 to 72,208 square feet, including lots designed for open space and landscaping; Seven lots are proposed for open space, landscaping, lift station and future right of way with open space lots consisting of 9.84 acres and 0.79 acres to be used for a lift station and future right of way; Project would be accessed from Beasley Drive and Marble Valley Road; Modify Development Standards of the One-Family Residential (R1) Zone District; Approximately 30% of site would be set aside within dedicated open space lots; and to request the following design waivers: (a) Request to reduce the right-of-way width along portions of A Drive and B Drive to a 35-foot minimum; (b) Request for a 50-foot radius at the knuckle of A Drive; (c) Request for the narrow access portion of Flag Lots No. 53 and No. 54 to exceed 100-feet; (d) Allow a driveway within 25 feet of a radius return, a minimum standard as required by DISM Standard Plan 103A-1; (e) Reduce the minimum 16 foot driveway width as defined in DISM 103A-1 to a 10 foot driveway width for a single car garage and allow for a 16 foot driveway width for a double car garage; and (f) Request for a 100-foot radius at secondary entrance on A

Drive. The property, identified by Assessor's Parcel Number 119-020-35, consisting of 32.82 acres, is located on the south side of Marble Valley Road one mile west of the intersection with Flying C Road, in the **Cameron Park area**, Supervisorial District II. (Mitigated Negative Declaration prepared)\*

Staff: Patricia Kelly

Recommendation: Recommend  
conditional approval

**1:30 P.M.**

- b. **Z06-0005/TM06-1408/PD06-0006** submitted by ALTO, LLC/GARY SPARKS (Agent: CTA Engineering and Surveying, Inc.) to rezone property from Exclusive Agriculture (AE) to Estate Residential Five-Acre Planned Development (RE-5-PD) and to create 23 single-family lots ranging in size from 78,147 square feet to 120,291 square feet (1.79 to 2.76 acres) and three (3) open space lots totaling 25.4 acres. The property, identified by Assessor's Parcel Number 126-100-19, consisting of 81.61 acres, is located approximately 3,000 feet northeast of the intersection of Malcolm Dixon Road and Salmon Falls Road, in the **El Dorado Hills area**, Supervisorial District IV. (Mitigated negative declaration prepared)\* *[continued from 7/24/08 and 9/25/08 meetings]*

Staff: Michael Baron

Recommendation: Recommend  
continuance

- c. **Z08-0001/PD08-0003/TM08-1463/La Canada Subdivision** submitted by DAN and LAURA PARKES (Agent: CTA Engineering and Surveying) to rezone from Estate Residential Five-Acre (RE-5) to Estate Residential Five-Acre/Planned Development (RE-5/PD); allow clustering of lots and a reduction in the minimum parcel size of five acres in the RE-5 zone district and to allow for a bonus density; and create 47 residential lots ranging in size from 1.09 to 4.04 acres and four lettered open space lots (three open space lots and one landscape lot) totaling 63.85 acres. Phase I would encompass Lots 1-3 and 26-46 (24 lots), Phase II would encompass Lots 4-6, 12-25, and 47 (18 lots), and Phase III would encompass Lots 7-11 (5 lots). The property, identified by Assessor's Parcel Numbers 126-100-18 and 110-020-12, consisting of 143 acres, is located on the east side of Salmon Falls Road, approximately 3/4 of a mile north of the intersection with Green Valley Road, in the **El Dorado Hills area**, Supervisorial District IV. (Mitigated Negative Declaration)\* *[continued from 9/25/08 meeting]*

Staff: Gordon Bell

Recommendation: Recommend  
continuance

**14. GENERAL PLAN UPDATE**

Discussion of Open Space and Planned Development-related policies

Staff: Peter Maurer

Recommendation: No action required

15. **ZONING ORDINANCE UPDATE**

16. **DEPARTMENT OF TRANSPORTATION**

Request Planning Commission review the recommendations from the Ad Hoc Committee, the new “Land Development Manual”, and the “Standard Plans” (road cross-sections only); and provide recommendations to the Development Services Director in preparation for his report to the Board of Supervisors scheduled for November 18, 2008, regarding the Ad Hoc Committee’s recommendations.

Staff: Valerie Akana

Recommendation: No action required

17. **COUNTY COUNSEL’S REPORTS**

18. **DIRECTOR’S REPORTS**

19. **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