



# 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 December 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.

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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:** November 13, 2008

**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 [*continued from October 23, 2008, hearing*]

Staff: Noah Rucker-Triplett

**Recommendation:** Approval

8. **VARIANCE**

**V08-0002** submitted by BRUCE and MICHELE RALEY to allow a reduction in the front yard setback from 30 feet to 26.33 feet and the side yard setback from 15 to 7.5 feet to legitimize existing additions to a residential structure. The property, identified by Assessor's Parcel Number 327-050-58, consisting of 1.26 acres, is located on the north side of Sunshine Lane, approximately 0.5 miles northwest of the intersection with El Dorado Road, in the **El Dorado area**, Supervisorial District IV. (Categorical Exemption pursuant to Section 15301(e) and 15305(a) of the CEQA Guidelines)\*\*

Staff: Robert Peters

**Recommendation:** Approval

9. **SPECIAL USE PERMIT**

- a. **S85-0070R2** submitted by JEAN and REN REINDERS to amend Condition #5 of the Special Use Permit as follows: A minimum of ~~126~~ 76 on-site parking spaces shall be provided for employees and patrons of the Fudge Factory. A minimum of one handicap accessible parking space shall be provided adjacent to the Fudge Factory building. The applicant shall install directional signs identifying the location of the on-site parking area, ~~and~~ two employees shall be available to direct vehicles to the parking area that location 11:30 a.m. to 4:00 p.m., ~~weekends and holidays as needed during peak hours~~. The property, identified by Assessor's Parcel Number 048-160-44, consisting of 10.01 acres, is located on the east side of High Hill Road, approximately one-quarter mile north of the intersection of High Hill Road and Carson Road, in the **Camino area**, Supervisorial District III. (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*

Staff: Michael Baron

Recommendation: Conditional approval

- b. **S08-0019/Hay Lady Hay Barn** submitted by ALEXIS ALTERMAN (Agent: Stephen Twist/Twister Designs) to allow the construction of a 60-foot by 30-foot, three-sided, pre-engineered steel building for storage and retail sales; and a 32 square foot roof-mounted sign. The property, identified by Assessor's Parcel Number 061-220-06, consisting of 26.5 acres, is located on the south side of State Route 193 approximately 0.5 mile southeast of the intersection with Main Street in the **Georgetown area**, Supervisorial District II. (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)\*\*

Staff: Tom Dougherty

Recommendation: Approval

- c. **S07-0027/Eden Vale Inn** submitted by MARK HAMLIN to allow an 11 room bed and breakfast inn consisting of a 5,599 square foot main residence, a 1,200 square foot second residence, a 400 square foot guest house, a 2,308 square foot special event/guest activity building, and 18 special events a year with 12 limited to 50 people and 6 limited to 125 people. The property, identified by Assessor's Parcel Number 102-140-88, consisting of 10.01 acres, is located on the west side of Springvale Road, approximately 1,000 feet north of the intersection with Lotus Road in the **Gold Hill area**, Supervisorial District IV. (Categorical Exemption pursuant to Section 15301 and 15303 of the CEQA Guidelines)\*\*

Staff: Aaron Mount

Recommendation: Approval

- d. **S07-0022/Seventh Day Adventist Church of Placerville** submitted by NORTHERN CALIFORNIA CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS/JOHN C. MACKAY (Agent: Lebeck Young Engineering) to allow expansion of an existing church to include a 12,900 square foot multi-purpose building, expansion of the existing parking lots, grading for future parking, and associated lighting and landscaping; and a reduction in setback from

50 feet to 15 feet from a pond. The property, identified by Assessor's Parcel Numbers 327-140-52 and -53, consisting of 18.13 acres, is located on the north side of Mother Lode Drive, approximately 400 feet southwest of the intersection with Missouri Flat Road in the **Placerville Periphery area**, Supervisorial District III. (Mitigated negative declaration prepared)\*

Staff: Aaron Mount

Recommendation: Approval

10. **REZONE**

**Z08-0020** submitted by RANDOLPH FULP to allow an immediate conversion of use and rezone parcel from Timberland Preserve Zone (TPZ) to Estate Residential Five-acre (RE-5). The property, identified by Assessor's Parcel Number 098-160-44, consisting of 5.31 acres, is located on the south side of Pleasant Valley Road, approximately ¼ miles east of the intersection with Oak Hill Road in the **Pleasant Valley/Oak Hill area**, Supervisorial District III. (Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

Staff: Aaron Mount

Recommendation: Recommend approval

11. **TENTATIVE SUBDIVISION MAP**

**TM06-1409/West Valley Village Lots 6 & 7** submitted by WEST VALLEY, LLC to request a tentative subdivision map within the West Valley Village portion of the Valley View Specific Plan Area consisting of the following: (A) Large-Lot Tentative Map creating five (5) lots for financing purposes; (B) Small-Lot Tentative Map creating 111 Class I custom residential lots, ranging in size from 12,000 to 63,127 square feet, four (4) open space lots, two (2) private roadway lots, and one (1) open space/utility lot; and (C) Phasing Plan identifying five (5) phases of development and construction. The property, identified by Assessor's Parcel Numbers 118-160-15, -16, -21, -22, and -27, consisting of 218.03 acres, is located on the southeast corner of Blackstone parkway and future Valley View Parkway in the **El Dorado Hills area**, Supervisorial District II. (Exempt pursuant to Section 15182 of the CEQA Guidelines; Previous Environmental Impact Report)

Staff: Mel Pabalinas

Recommendation: Conditional approval

12. **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)\* *[continued from October 23, 2008, hearing]*

Staff: Patricia Kelly                      Recommendation:      Recommend continuance

- b. **Z08-0021/PD08-0012/TM08-1472/Indian Creek Ranch Subdivision** submitted by ECHO LANE INVESTORS/CYNTHIA SHAFFER (Agent: Carlton Engineering) to rezone parcel from Single-Family Three-Acre Residential (R3A) and Agricultural (A) to Estate Residential Five-Acre-Planned Development (RE-5-PD) and Single Family Three-Acre Residential-Planned Development (R3A-PD); create 75 single family residential lots ranging in size from 1.00 to 5.02 acres, 11 open space lots and one remainder lot. The Tentative Subdivision Map would be phased, occurring in seven (7) phases; and request the following design waivers: (a) Allow proposed Road "A" to conform to modified standard 101B, 28' wide pavement with 2' shoulders on either side and a 20' wide pavement with 2' shoulders across the dam width; (b) Allow for Echo Lane to conform to modified standard 101B, 28' wide pavement with 2' shoulders on either side where such improvements are feasible. Where such improvements are not feasible the applicant requests that the road remain the same as existing width 24'-28'; and (c) Change the conditioned right-of-way requirement to a 40' wide right-of-way from the standard 50' wide right-of-way, for all onsite roads except Road "A" and Road "B". The property, identified by Assessor's Parcel Numbers 327-050-02; 327-060-03, -04, -07, and -08; 327-070-55, and -56; 327-080-04; and 327-020-10, consisting of 182.83 acres, is located on the north side of Echo Lane approximately 2,000 feet west of the intersection with El Dorado Road, in the **Placerville area**, Supervisorial Districts III and IV. (Mitigated negative declaration prepared)\*

Staff: Gordon Bell                              Recommendation:      Recommend approval

13. **REZONE/PLANNED DEVELOPMENT/PARCEL MAP**

**Z08-0028/PD08-0015/P08-0026** submitted by BRUCE WIRTANEN to rezone parcel from Industrial-Design Control (I-DC) to Industrial-Planned Development (I-PD); Development Plan to allow the conversion of an existing structure into four (4) air space condominium units; and create four (4) parcels ranging in size from 2,048 square feet to 2,350 square feet and one (1) 35,309 square foot common parcel. The property, identified by Assessor's Parcel Number 109-420-18, consisting of 0.78 acre, is located on the northwest corner of the intersection of Dividend Drive and Business Drive in the **Shingle Springs area**, Supervisorial District II. (Categorical Exemption pursuant to Section 15301(k) of the CEQA Guidelines)\*\*

Staff: Jonathan Fong                      **Recommendation:**      Recommend conditional approval

14. **GENERAL PLAN UPDATE**

**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, and October 9, 2008, hearings]*

Staff: Monique Wilber                      **Recommendation:**      Recommend approval

**LUNCH BREAK: VIEWING OF DVD TITLED "COMMUNITY OF CHOICES"**

**1:30 P.M.**

15. **ZONING ORDINANCE UPDATE**

**Z03-0005/Winery Ordinance** initiated by EL DORADO COUNTY. The Proposed Winery Ordinance would replace the existing Winery Ordinance in Section 17.14.190 of the County Code. The proposed ordinance would provide for the orderly development of wineries and accessory uses within specified agricultural zones and specified residential zones to ensure compatibility with adjacent land uses and to encourage the economic development of the local agricultural industry by allowing for the direct sales and marketing of value added products. (Mitigated negative declaration prepared)\* *[continued from November 13, 2008, hearing]*

Staff: Roger Trout                              **Recommendation:**      Recommend approval

- 16. DEPARTMENT OF TRANSPORTATION**
- 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 December 2008**

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