



# 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  
Vacant, First Vice Chair, District II  
Vacant, Second Vice Chair, District III  
Vacant, District I  
Walter Mathews, District IV

Char Tim ..... Clerk of the Commission

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## AGENDA

### **Regular Meeting January 8, 2009 – 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:** December 11, 2008, meeting

**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. **VARIANCE**

**V08-0012** submitted by CAROLYN BURKE to reduce the side-yard setback from five feet to zero feet to allow the construction of a two-car garage. The property, identified by Assessor's Parcel Number 015-420-02, consisting of 1,620 square feet, is located on the west side of State Highway 89, approximately 200 feet south of the intersection with Wilson Avenue, in the **Tahoma area**, Supervisorial District V. (Categorical Exemption pursuant to Section 15303(e) and 15305(a) of the CEQA Guidelines)\*\*

Staff: Jason Hade

Recommendation: Approval

8. **SPECIAL USE PERMIT**

- a. **S07-0020/Pacific House Auto Repair** submitted by MARION E. LONG to authorize an automotive service and repair facility, one single wide trailer, two duplexes (each with two units), six storage buildings, four cargo containers, café/bar, and a 12-foot tall sign with 32 square feet of display area advertising automotive service and repair facility. The property, identified by Assessor's Parcel Number 009-140-19, consisting of 4.19 acres, is located on the north side

of Peavine Ridge Road, approximately 1,584 feet east of the intersection with U.S. Highway 50, in the **Pacific House area**, Supervisorial District II. (Categorical Exemption pursuant to Section 15301(d) of the CEQA Guidelines)\*\*

Staff: Jason Hade

Recommendation: Approval

- b. **S08-0020/Shingle Springs Fire Station No. 28** submitted by EL DORADO COUNTY FIRE PROTECTION DISTRICT/MARK JOHNSON to replace an existing fire station with a new 9,094 square foot fire station. A six-foot tall monument/LED reader board sign is proposed with approximately 55 square feet of sign display area. The property, identified by Assessor's Parcel Number 070-250-08, consisting of 1.21 acres, is located on the west side of Ponderosa Road, approximately 0.3 miles north of the intersection with U.S. Highway 50, in the **Shingle Springs area**, Supervisorial District IV. (Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

Staff: Jason Hade

Recommendation: Approval

- c. **S05-0006/Rising Hope Therapeutic Community Residential Treatment Facility** submitted by CHARLES BERTOLETTE to convert an existing transitional house for men in recovery from substance abuse issues to an alcohol and drug treatment and rehabilitation facility to house up to 24 adult males as well as five staff members. The property, identified by Assessor's Parcel Number 096-100-37, consisting of 38 acres, is located on the north side of Jim Valley Road, approximately 1.4 miles west of the intersection with Fort Jim Road, in the **Placerville Periphery area**, Supervisorial District II. (Exempt pursuant to Section 15270 of the CEQA Guidelines)\*\*

Staff: Jason Hade

Recommendation: Denial

9. **REZONE/WILLIAMSON ACT CONTRACT**

**Z08-0014/WAC08-0004** submitted by JAMES and JANET COX (Agent: Charlie Peters) to rezone from Estate Residential Ten-Acre (RE-10) to Agricultural Preserve (AP) and to create a new agricultural preserve. The property, identified by Assessor's Parcel Number 093-180-07, consisting of 22.645 acres, is located on the east side of Gopher Hole Road, approximately 0.2 miles north of the intersection with Bucks Bar Road, in the **Somerset area**, Supervisorial District II. (Categorical Exemption pursuant to Section 15317 of the CEQA Guidelines)\*\*

Staff: Aaron Mount

Recommendation: Recommend approval

10. **SITE PLAN REVIEW**

**SPR08-0002** submitted by GORDON FAWKES for a Finding of Consistency with Interim Interpretive Guideline to General Plan Policy 7.3.3.4 for reduction of the riparian setbacks from 100 feet and 50 feet to no less than 20 feet. The property, identified by Assessor's Parcel Number 117-040-05, consisting of 1 acre, is located at the northeast intersection of Stonebridge Street and Berkshire Drive, approximately 1,000 feet north of the intersection with White Rock Road, in the **El Dorado Hills area**, Supervisorial District II. (Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines)\*\*

Staff: Hossein Khatami

Recommendation: Approval

11. **PARCEL MAP**

**P07-0027** submitted by MICHAEL R. WILKES CONSTRUCTION, INC. (Agent: Gene E. Thorne & Associates) to create four parcels ranging in size from 3.0 to 3.15 acres; eliminate a bike path required by General Plan Transportation and Circulation Element Policy TC-4i which seeks the inclusion of pedestrian/bike paths connecting to adjacent development and to schools, parks, commercial areas and other facilities in Community Regions where feasible; and request design waivers for the following: 1) Not require inclusion of an eight (8) foot roadway shoulder along the subject property frontage on El Dorado Road; 2) Allow creation of Parcels A and B exceeding the 3:1 lot depth to width ratio; and 3) Allow the use of Standard Plan 101C for the on-site roadway (18-foot travel surface, 1 foot shoulders). The property, identified by Assessor's Parcel Number 329-040-55, consisting of 12.16 acres, is located on the north side of El Dorado Road, approximately 0.6 miles north of the intersection with Mother Lode Drive, in the **El Dorado area**, Supervisorial District III. (Mitigated Negative Declaration previously prepared/SCH#2008102058)

Staff: Robert Peters

Recommendation: Approval

12. **ZONING ORDINANCE AMENDMENT**

**OR07-0004** initiated by EL DORADO COUNTY to incorporate the Lot Line Adjustment section into Title 16 with a cross reference in Title 17 of the El Dorado County Code. The draft Ordinance codifies current requirements under the Subdivision Map Act and Chapter 16.53 of the County Code; incorporates General Plan Policy 2.2.5.12 by codifying a 20 percent maximum reduction in minimum lot size requirements under the applicable zone, and extends this to existing substandard lots, and applying the 20 percent reduction to development standards of existing structures; provides a solution to indeterminate lot lines through a Lot Line Agreement process; clarifies instances where improvements ensuring adequate access, utilities, drainage facilities or fire safety can be required to insure public health, safety and welfare; and streamlines the permit process by: omitting common practice of reviewing for the potential of one or more lots being enlarged to allow further subdivision, limiting agencies' considerations to conformance

to General Plan policies as well as local zoning and building ordinances and to the relocation of existing utilities, infrastructure, or easements, clarifying process and approval responsibilities as to Department title, and providing clear direction to staff and the public through a new Zoning Ordinance provision. (Exempt pursuant to Section 15601(b.3) of the CEQA Guidelines)

Staff: Lillian Macleod

Recommendation: Recommend approval

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 January 2009**

January 8, 2009; 8:30 a.m. – Regular  
January 22, 2009; 8:30 a.m. – Regular