



# 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

Walter Mathews, Chair, District IV  
Alan Tolhurst, First Vice-Chair, District V  
Lou Rain, Second Vice-Chair, District I  
John MacCready, District II  
Tom Heflin, District III

Char Tim ..... Clerk of the Commission

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## AGENDA

### **Regular Meeting February 26, 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:** February 12, 2009

- b. **GOV09-0002** submitted by GEORGETOWN DIVIDE RECREATION DISTRICT (Agent: Blair Aas, SCI Consulting Group) for Finding of General Plan Consistency per Government Code Section 65401 for proposed impact fee program approved by the District's Board of Directors on November 20, 2008. The program identifies all proposed recreational development and the nexus study to fund such development.

Staff: Thomas Lloyd                      **Recommendation:** Find request consistent with General Plan

- c. **GOV09-0003** submitted by **California Montessori Project (Buckeye Union School District)** for Finding of General Plan Consistency pursuant to Government Code Section 65402(a) for the acquisition of the proposed real property. The property, identified by Assessor's Parcel Number 319-220-48, consisting of 5 acres, is located at the intersection of Maggie Lane and Shingle Springs Drive, in the Shingle Springs area, Supervisorial District IV.

Staff: Thomas Lloyd                      **Recommendation:** Find request consistent with General Plan

**END OF CONSENT CALENDAR**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**  
**(Development Services, Transportation, County Counsel)**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **DESIGN REVIEW**

**DR08-0006/Bob Dog Pizza** submitted by REBECCA SCHWARTZ-LEUCH and BRYAN LEUCH (Agent: Blaise D'Angelo) for design review of the construction of a new 2,587 square foot building. The property, identified by Assessor's Parcel Number 034-323-10, consisting of 0.29 acre, is located on the north side of U.S. Highway 50, approximately 1,500 feet east of the intersection with State Route 89 in the Meyers area, Supervisorial District V. (Statutory Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

Staff: Jason Hade

Recommendation: Approval

8. **SPECIAL USE PERMIT**

**S08-0012/Rancho Olivo Vineyards** submitted by NELLO OLIVO to allow the use of an existing 3,750 square foot accessory building for a home-based wine making operation. Wine production would be limited to a maximum of 1,500 cases a year, of which, approximately 750 cases would be sold through wholesale and retail distribution. The property, identified by Assessor's Parcel Number 109-090-07, consisting of 21 acres, is located on the south side of Rancho Road, approximately 660 feet south of the intersection with Lariat Road in the Shingle Springs area, Supervisorial District II. (Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines)\*\*

Staff: Pat Kelly

Recommendation: Approval

9. **REZONE/PARCEL MAP**

**Z07-0057/P07-0052/Cold Springs Estates** submitted by LIVING CARE I, LLC/DEMETRE HARAMBAKIS (Agent: Gene Thorne & Associates) to rezone from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A) and create four parcels ranging in size from 1.01 to 1.71 acres. Design waivers have been requested for the following: (a) Not require inclusion of a ten (10) foot roadway shoulder for Pedestrian/Bike paths along the subject property frontage on Cold Springs Road; (b) Allow creation of Parcels 1 and 3 exceeding the 3:1 lot depth to width ratio; (c) Allow the centerline of Boulder Lane to not follow the centerline of the proposed right-of-way; (d) Allow the use of a modified Standard Plan 101B for Boulder Lane (20-foot travel surface, 1 foot shoulders); and (e) Allow the existing width of Cold Springs Road along the project frontage to be considered adequate with no changes to the existing roadway. Also, a request to eliminate a pedestrian/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. The property, identified by Assessor's Parcel Number 323-250-42, consisting of 5.08 acres, is located on the west side of Boulder Lane, southwest of the intersection with Cold Springs Road, in the Placerville Area, Supervisorial District III. (Mitigated negative declaration prepared)\*

Staff: Pierre Rivas

Recommendation: Recommend approval, but deny Design Waiver (c)

10. **REZONE/TENTATIVE SUBDIVISION MAP**

**Z08-0026/TM08-1476/Vista Grande Estates** submitted by BOBBIE LEBECK, NICOLE YOUNG and ERIC ALLIGUE (Agent: Lebeck Young Engineering) to rezone from Estate Residential Five-Acre (RE-5) to One-Acre Residential (R1A) and create five parcels ranging in size from 1 to 1.07 acres. Three Design Waivers have been requested for the following: (a) Reduce the road improvements on Vista Grande to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders; (b) Reduce the road improvements on Sierrama Drive to a modified 101B Standard with a road width of 20 feet with 2 foot shoulders; and (c) Allow the creation of parcels which do not front a road. The property, identified by Assessor's Parcel Number 070-160-58, consisting of 5.07 acres, is located on the east side of Sierrama Drive, approximately 2,400 feet north of the intersection with Meder Road in the Shingle Springs Area, Supervisorial District IV. (Negative declaration prepared)\*

Staff: Jonathan Fong

Recommendation: Recommend approval

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

**Z06-0002/PD06-0002/P06-0001/Sunstone Business Park** submitted by EL DORADO DEVELOPMENT PARTNERSHIP GROUP (Agent: Lebeck Young Engineering) to rezone from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); Allow the construction of 25 buildings totaling approximately 205,212 square feet, with the individual buildings ranging in size from 5,700 to 13,375 square feet; Create 25 parcels ranging in size from 1 to 1.52 acres; and Two Design Waivers have been requested to allow the following: (a) Omit the sidewalks along the proposed 'Road A' and 'Road B'; and (b) Reduce the right-of-way width requirement from 70 feet to 50 feet except at the project entrances. The property, identified by Assessor's Parcel Number 117-100-32, consisting of 33.18 acres, is located on the south side of Sandstone Court, southwest of the intersection with Golden Foothill Parkway, in the El Dorado Hills Area, Supervisorial District II. (Negative declaration prepared)\*

Staff: Jonathan Fong

Recommendation: Recommend approval, but deny Design Waiver (a)

12. **ZONING ORDINANCE AMENDMENT**

**OR06-0006/Density Bonus** initiated by EL DORADO COUNTY for a proposed amendment to County Zoning Ordinance, Title 17 addressing the requirements of Chapter 4.3 §65915 of California Code requiring local governments to provide incentives that will encourage developers to build affordable housing in the form of both: 1) a density bonus, and 2) exceptions from normally applicable zoning and other development standards. The State law requires each city and county to adopt an ordinance that specifies how compliance with this section will be implemented. The adoption of the proposed ordinance also would achieve the requirement of General Plan Housing Element

Implementation Measure HO-7, which was adopted July 1, 2008 to ensure these State standards are met. The Ordinance would apply to all areas of the County where residential uses are permitted. (Negative declaration prepared)\* *[continued from 2/12/09 hearing]*

Staff: Shawna Purvines

Recommendation: Recommend approval

**1:30 P.M.**

**13. WORKSHOPS**

- a. **Camino-Pollock Pines Community Region:** Discussion to determine if Planning Commission should recommend to Board of Supervisors to change the Camino Pollock Pines Community Region to a Rural Center.

Staff: Peter Maurer

- b. **Density Bonus:** Discussion to determine if Planning Commission should recommend to Board of Supervisors to either institute a General Plan elimination of the Density Bonus or institute changes, where appropriate.

Staff: Peter Maurer

**14. ADJOURNMENT**

Respectfully submitted,  
ROGER P. TROUT, Director  
Development Services

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.