



EL DORADO COUNTY PLANNING DEPARTMENT

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Chris Chaloupka District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

2850 Fairlane Court • Placerville, CA 95667
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
September 9, 2004 – 8:30 A.M.
BUILDING C HEARING ROOM
2850 Fairlane Court, Placerville, CA**

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 five 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.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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:** August 26, 2004
ACTION: Approved

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

PUBLIC FORUM/PUBLIC COMMENT

7. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S04-08** submitted by CINGULAR WIRELESS (Agent: Rama Gulati) to allow the construction and operation of a new wireless telecommunications facility (cell tower) consisting of a 107.5 foot monopine with six panel antennas mounted at a centerline of 98.1 feet. Equipment cabinets would be housed in a prefabricated equipment shelter adjacent to the tree pole within a 900 square foot fenced lease area within the parcel. No exterior lighting is proposed. Access is from an existing pave roadway. The property, identified by Assessor's Parcel Number 323-230-12, consists of 20.06 acres, is located on the east side of Cold Springs Road, north of the intersection with Placerville Drive, in the **Placerville area.** (Negative declaration prepared)*

STAFF (GH) **Recommendation:** Conditional approved
ACTION: Conditionally approved

ADDENDUM

- b. **S04-0009/Chateau Routon Wine Tasting Room** submitted by BOB ROUTON to allow a temporary tasting room, weddings on site between May 1 to September 30 of each calendar year with no limit on the number of weddings and not exceeding 125 persons at any one time on the site, and six wine tasting special events per calendar year limited to 100 or fewer persons per event at the temporary wine tasting room. The wine tasting room will be located in an existing 1,542 square foot residence. The property, identified by Assessor's Parcel Number 094-210-29, consists of 55.64 acres, is located on the south side of Omo Ranch Road approximately two-thirds of a mile east of the intersection with Mt. Aukum Road, in the **Somerset/Mt. Aukum area.** (Negative declaration prepared)*

STAFF (RE) Recommendation: Conditional approval
ACTION: Continued to October 14, 2004

8. **DESIGN REVIEWS** (Public Hearing)

- a. **DR04-01S/Anderson Apartments:** request submitted by JOHN O'KEEFE appealing approval of a design review for a four-unit multifamily two-story apartment complex. The property, identified by Assessor's Parcel Number 083-052-09, consists of 0.239 acres, is located on the west side of La Crescenta Drive, approximately 930 feet south of the intersection with Green Valley Road, in the **Cameron Park area.** Applicant: JOHN ANDERSON. Agent: HERBERT ANGEL. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)**

STAFF (JH) Recommendation: Denial
ACTION: Appeal approved in part, conditions modified

9. **REZONES** (Public Hearing)

- a. **Z04-01** submitted by BEN TRESSER (Agent: Carlton Engineering) to rezone properties from Estate Residential Five-acre (RE-5) to Industrial-Planned Development (I-PD) Zone. The properties, identified by Assessor's Parcel Numbers 319-260-65 and 319-260-66, are located on the north side of Greenstone Cutoff, approximately 300 feet north of the intersection with Mother Lode Drive, in the **Diamond Springs/El Dorado area.** (Negative declaration prepared)*

STAFF (SH) Recommendation: Recommend approval
ACTION: Recommended approval

- b. **Z03-11** submitted by AMERICAN LEGION POST 119/IRV CHRISTENSEN (Agent: Carlton Engineering) to rezone property from Residential Five-acre (RE-5) to Industrial-Planned Development (I-PD) Zone. The property, identified by Assessor's Parcel Number 319-260-52, consists of 6.13 acres, is located on the east side of Greenstone Road, approximately 800 feet north of the intersection with Mother Lode Drive, in the **Diamond Springs/El Dorado area.** (Negative declaration prepared)*

STAFF (SH) Recommendation: Recommend approval
ACTION: Recommended approval

- c. **Z03-12** submitted by DAVE RATHKAMP/DOUG ROECA (Agent: Carlton Engineering) to rezone property from Residential Five-acre (RE-5) to Industrial-Planned Development (I-PD) Zone. The property, identified by Assessor's Parcel Number 319-260-51, consists of 6.0 acres, is located on the east of Greenstone Road, approximately 400 feet north of the intersection with Mother Lode Drive, in the **Diamond Springs/El Dorado area.** (Negative declaration prepared)*

STAFF (SH) Recommendation: Recommend approval
ACTION: Recommended approval

10. TENTATIVE PARCEL MAPS/PLANNED DEVELOPMENTS (Public Hearing)

- a. **P04-0001/PD04-0001/Cameron Lakeview Villas** submitted by BARBARA COOK (Agent: Gene E. Thorne & Associates, Inc.) to create four parcels, two consisting of 3,077 square feet, one parcel 4,095 square feet in size, and one open space commonly owned parcel consisting of 12,452 square feet. The development plan would allow three single family lots each with a detached single-family residence and one open space lot. The proposed single-family lots encompass the building envelope of the three proposed residential units. The fourth parcel is open space and common area for parking, access, and landscaping. The property, identified by Assessor's Parcel Number 082-532-02, consists of 22,710 square feet, is located on the east side of Cambridge Road, approximately 160 feet south of the intersection with Calido Court, in the **Cameron Park area.** (Categorically exempt pursuant to Sections 15303(b) and 14315 of the CEQA Guidelines)**

STAFF (RE) Recommendation: Recommend approval
ACTION: Continued off-calendar

- b. **P04-0002/PD04-0003** submitted by DDD PARTNERS (Agent: Jerry Kain) to create four parcels ranging in size from 10,759 to 16,970 square feet on a 1.2-acre site, and a development plan for the construction of four single-family attached residences to be sited one per parcel. Design waivers have been requested for the following: 1. Reduction of the right-of-way on Cordero Drive from the County standard of 50 feet to 46 feet; and 2. Elimination of the sidewalk along the Cordero Drive frontage. The property, identified by Assessor's Parcel Number 113-330-07, consists of 1.2 acres, is located on the northeast side of Cordero Drive, approximately 100 feet northwest of the intersection with Greenveiw Drive, in the **El Dorado Hills area.** (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)**

STAFF (LM) Recommendation: Recommend approval
ACTION: Conditionally approved

11. PARCEL MAP CORRECTIONS (Public Hearing)

- a. **P77-0588C** submitted by D. J. SEKANY (Agent: Duncan Purcell/Fidelity National Title Company) to reconcile the location of the road and public utility easement as shown on the map with the actual location of the facilities. The properties, identified by Assessor's Parcel Numbers 087-300-25 and -26, consist of 9.45 and 10.0 acres respectively, are located on the west side of Fernwood Drive, at the intersection with Cothrin Ranch Road, in the **Shingle Springs area.** (Exempt from CEQA review pursuant to Section 15061(3) of the CEQA Guidelines)

STAFF (MM) Recommendation: Recommend approval
ACTION: Approved

12. **DEPARTMENT OF TRANSPORTATION**
13. **COUNTY COUNSEL'S REPORTS**
14. **DIRECTOR'S REPORTS**
15. **ADJOURNMENT**

Respectfully submitted,
PETER N. MAURER, Acting Planning Director

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 Peter N. Maurer, Acting Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 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 September

September 9, 2004; 8:30 a.m. – Regular
September 23, 2004; 8:30 a.m. – Regular