



## EL DORADO COUNTY PLANNING SERVICES

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  
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Phone: (530) 621-5355  
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### **CONFIRMED AGENDA**

**Regular Meeting of the Planning Commission  
July 28, 2005 – 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.**

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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:** July 14, 2005  
**ACTION:** Approved
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. **SPECIAL USE PERMITS** (Public Hearing)
  - a. **S05-0006/Rising Hope Therapeutic Community Residential Treatment Facility** submitted by CHARLES BERTOLETTE to allow the conversion of 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 25 adult males as well as 5 staff members. At least one staff member will be present at the facility 24 hours a day, 7 days a week, with up to 4 additional staff members commuting to and from the facility. The current transitional house use at the subject site houses 13 men, including one staff member. The rehabilitation facility is to be located in the existing 2,552 square foot facility constructed in 1993. No new construction is proposed at the subject parcel. Hours of operation are to be 24 hours a day, 7 days a week, with residents participating in a structured program during the day. Residents of the facility will include individuals completing court ordered and approved treatment plans typically lasting 18 months as an alternative to prison sentences. Facility residents will be confined to the facility under staff supervision. Transportation for residents requiring outside services will be provided by staff members utilizing one van. Access to the facility is provided by Jim Valley Road connecting to Newtown Road via Fort Jim Road, all of which are County maintained roadways. The

property, identified by Assessor's Parcel Number 096-100-37, consists 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.** (Mitigated negative declaration prepared)\*

STAFF (JH)                      Recommendation:    Denial  
ACTION:                        Continued off-calendar

- b. **S05-0004/La Clarine Farm** submitted by HENRY E. BECKMEYER and CAROLINE F. HOEL to allow an organic/biodynamic cheese, soap, and wine making facility as an expanded home occupation. The property, identified by Assessor's Parcel Number 093-220-13, consists of 9.95 acres, is located on the north side of Snowbird Lane, approximately one half mile west of the intersection with Grizzly Flat Road, in the **Somerset area.** (Negative declaration prepared)\*

STAFF (AM)                      Recommendation:    Conditional approval  
ACTION:                        Conditionally approved

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

- a. **DR05-0010A:** Consideration of a request submitted by STEVE and KAREN BROWN appealing approval of the subject design review which would allow the construction of four attached 2,595-square-foot apartments on one parcel. The property, identified by Assessor's Parcel Number 082-531-20, consists of 0.59 acre, is located on the east side of Estepa Drive, 700 feet north of the intersection with Cambridge Road, in the **Cameron Park area.** (Categorically exempt pursuant to Section 15303(b) of the CEQA Guidelines)\* Applicant: LOSCH CONSTRUCTION SERVICES, INC./Jim Losch. Engineer: Larry Patterson.

STAFF (TP)                      Recommendation:    Denial  
ACTION:                        Appeal denied

9. **DEPARTMENT OF TRANSPORTATION**

10. **COUNTY COUNSEL'S REPORTS**

11. **DIRECTOR'S REPORTS**

12. **ADJOURNMENT**

Respectfully submitted,  
GREGORY L. FUZ, Development Services 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 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 August**

August 11, 2005; 8:30 a.m. – Regular

August 25, 2005; 8:30 a.m. – Regular