



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Walter Mathews..... 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
Fax: (530) 642-0508

A G E N D A

**Regular Meeting of the Planning Commission
January 25, 2007 – 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 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.

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

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.)

Minutes: January 11, 2007

ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

- a. **Election of Officers:** Chair, First Vice Chair, and Second Vice Chair for 2007
ACTION:
- b. **OR07-0001 - Grading, Erosion, and Sediment Control Ordinance:** Proposed update of the El Dorado County grading, Erosion and Sediment Control Ordinance (Section 15.14 of the County Code) and Volume III of the El Dorado County Design and Improvement Standards Manual.

Staff: Brian Baca

Recommendation: Receive and file informational report. Provide comments to staff on the draft documents for consideration by the Board of Supervisors.

ACTION:

CONSENT CALENDAR/APPLICATIONS

River Use Permits: Request submitted by STEVEN BATES to transfer RUP#36 from ACTION WHITEWATER ADVENTURES, a California Corporation, to CHRISTOPHER PYLE, owner of CHRISTOPHER ROBIN.

Staff: Noah Rucker-Triplett

Recommendation: Approve transfer

ACTION:

END OF CONSENT CALENDAR

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. PRESENTATIONS

River Management Plan: Update

Staff: Noah Rucker-Triplett Recommendation: No action required

ACTION:

8. REZONES/PLANNED DEVELOPMENTS/TENTATIVE SUBDIVISION MAPS
(Public Hearing)

- a. **Z06-0024** submitted by JAMES LOSCH to rezone property from Commercial-Design Review District (C-DC) to Limited Multifamily Residential-Community Design Review District (R2-DC). The property, identified by Assessor's Parcel Number 097-020-42, consisting of 5.18 acres, is located on the west side of Carlson Way, 400 feet south of the intersection with Pleasant Valley Road, in the **Diamond Springs area.** (Supervisorial District III) (Negative declaration prepared)*

This application will be considered by the **Board of Supervisors** on **February 27, 2007,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

Staff: Shawna Purvines Recommendation: Recommend approval

ACTION:

- b. **Z06-0012/PD06-0013/TM06-1414/Pearl Place Town Homes** submitted by JAMES RUCKER to rezone properties from Limited Multifamily Residential (R2) to Limited Multifamily Residential-Planned Development (R2-PD); development plan to convert four new duplex structures into eight individual ownership condominium units consisting of four residential buildings of two-story construction with common areas; and tentative subdivision map creating eight condominium lots and one common area parcel. The properties, identified by Assessor's Parcel Numbers 051-541-04 and -05, consisting of 0.94 acre, are located on the northwest corner of the intersection with Pearl Place and Courtside Drive, in the **Diamond Springs area.** (Supervisorial District III) (Categorically exempt pursuant to Sections 15305 and 15301(k) of the CEQA Guidelines)**

This application will be considered by the **Board of Supervisors** on **February 27, 2007,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

Staff: Michael Baron
ACTION:

Recommendation: Recommend approval

9. **GENERAL PLAN AMENDMENT/REZONE** (Public Hearing)

AZ05-0002/Planned Development PD06-0031 submitted by MERCY HOUSING to change the land use designation from Medium Density Residential (MDR) to Multifamily Residential (MFR); rezone the same property from One-acre Residential (R1A) to Multifamily Residential-Planned Development (RM-PD); and development plan for a 70-unit apartment complex. The property, identified by Assessor's Parcel Number 327-160-47, consisting of 6.97 acres, is located on the south side of Runnymede Drive, approximately 500 feet east of the intersection with El Dorado Road, in the **Diamond Springs/El Dorado area.** (Supervisory District II) (Mitigated negative declaration prepared)*

Staff: Peter Maurer
ACTION:

Recommendation: Recommend approval

10. **WINERY ORDINANCE**

Discussion and direction to staff regarding the preparation of the Draft Wineries Ordinance Project Description for purposes of environmental review and recommendations to the Board of Supervisors; and consideration of staff's Public review Draft Ordinance, dated June 28, 2006, the Agricultural Commission's Recommended Winery Ordinance, dated January 4, 2006, and the Industry Subcommittee Adopted Proposed Winery Ordinance, dated January 3, 2007.

Staff: Pierre Rivas
ACTION:

1:30 P.M.

11. **GENERAL PLAN UPDATE**

Oak Woodland Management Plan: Project update including discussion on the following items: Key mapping assumptions; fee assumptions; preliminary mapping/fee outcomes; and General Plan Policy implications.

Staff: Steven Hust
ACTION:

12. **ZONING ORDINANCE UPDATE**

13. **DEPARTMENT OF TRANSPORTATION**

14. COUNTY COUNSEL'S REPORTS

15. DIRECTOR'S REPORTS

16. 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 February

February 8, 2007; 8:30 a.m. – Regular
February 22, 2006; 8:30 a.m. – Regular