



## 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

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### AMENDED AGENDA

#### Addition of Items 12.b. and 13. (SPR07-0009) at 1:30 p.m.

**Regular Meeting of the Planning Commission  
May 10, 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.

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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:** April 26, 2007  
**ACTION:**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

**Report** – Bass Lake Park  
Staff: Lawrence Appel

**Report** – Reorganization  
Staff: Gregory Fuz

**Report** – Rare Plant Fees  
Staff: Steve Hust

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **FINDING OF CONSISTENCY** (Public Hearing)  
  
**GOV07-0006** submitted by the DIAMOND SPRINGS/EL DORADO FIRE PROTECTION DISTRICT for a finding of consistency with the General Plan on the Capital Improvement Program funded by the District's Facilities Impact Fee Study.  
  
Staff: Jason Hade                      **Recommendation:** Find request consistent  
**ACTION:**

8. **TEMPORARY USE PERMIT** (Public Hearing)

**TUP07-0003** submitted by WESTERN WATER CONSTRUCTORS/Coolwater Creek Road Construction Storage Yard to allow a temporary construction storage yard for the Hangtown Creek Water Reclamation Facility upgrade on property identified by Assessor's Parcel Number 323-200-04 located at 2440 Coolwater Creek Road, one mile south of the intersection with Cold Springs, Road, in the **Placerville area**, Supervisorial District III. (Exempt pursuant to Section 15300.1 of the CEQA Guidelines)\*\*

Staff: Jason Hade                      **Recommendation:** Conditional approval

**ACTION:**

9. **SPECIAL USE PERMIT** (Public Hearing)

a. **S06-0017/Bella Vista Bed & Breakfast** submitted by KATHLEEN ASH to allow a three bedroom bed and breakfast in an existing single family residence with a 13.2 square foot non-illuminated, informational sign. The property, identified by Assessor's Parcel Number 006-480-31, consisting of five acres, is located on the east side of Cold Springs Road, southwest of the intersection with Kane Hill Road, in the **Coloma area**, Supervisorial District IV. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)\*\*

Staff: Thomas Lloyd                      **Recommendation:** Conditional approval

**ACTION:**

b. **S06-0020/Kallabis Preschool** submitted by HARRY and CINDRA KALLABIS to allow an existing single-family residence to be used as a preschool with a maximum of 30 students and three teaching staff members, and a 10-square foot sign in excess of an unlighted six square foot sign permitted by right within the One-acre Residential (R1A) Zone District. The property, identified by Assessor's Parcel Number 329-050-19, consisting of 1.0 acre, is located on the north side of Mother Lode Drive, approximately 1,221 feet east of the intersection with El Dorado Road, in the **Placerville area**, Supervisorial District III. (Categorically exempt pursuant to Section 15303(c) of the CEQA Guidelines)\*\*

Staff: Jason Hade                      **Recommendation:** Conditional approval

**ACTION:**

10. **PLANNED DEVELOPMENT** (Public Hearing)

**PD95-0013R/Village Green Commercial Center** submitted by PARKER DEVELOPMENT COMPANY (Agent: Kirk Bone) for the following: 1. Revision of the approved conditions to allow new signage proposed for the development through ministerial building permits rather than approval by the Planning Commission as is currently required; and 2. Approval of a new sign located at the entrance of the commercial center. The sign would be mounted on the architectural feature on the

entrance median. The property, identified by Assessor's Parcel Number 121-210-26, consisting of 1.10 acres, is located northeast of the intersection of Village Green Drive and Serrano Parkway, just east of Silva Valley Parkway, in the **El Dorado Hills area**, Supervisorial District II. (Categorically exempt pursuant to Section 15311 of the CEQA Guidelines)\*\*

Staff: Tim Chamberlain  
**ACTION:**

Recommendation: Conditional approval

11. **ZONE CHANGE/SPECIAL USE PERMIT** (Public Hearing)

**Z06-0031/S88-0016R** submitted by ANTON SCHUH/Sierra Pines Mobile Home Manor to rezone the property from Estate Residential Five-acre (RE-5) to Mobile Home Park (MP) District. The special use permit would allow installation and use of an additional manufactured home and two-car detached garage. The property, identified by Assessor's Parcel Number 088-290-17, consisting of 16.51 acres, is located on the west side of State Route 193, approximately 0.25 mile north of the intersection with Bayne Road, in the **Kelsey area**, Supervisorial District IV. (Negative declaration prepared)\*

The **Board of Supervisors** will consider these applications on **June 19, 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: Tom Dougherty  
**ACTION:**

Recommendation: Recommend approval

**1:30 P.M.**

12. **GENERAL PLAN UPDATE**

- a. **A06-0002** initiated by the EL DORADO COUNTY BOARD OF SUPERVISORS to consider amending the Floor Area Ratio to 0.85 for commercial and industrial projects, and 0.50 for Research and Development projects. The Floor Area Ratio regulates the amount of square feet of development allowed within the County. (Environmental Impact Report prepared – SCH#2001082030)\*

Staff: Shawna Purvines  
**ACTION:**

Recommendation: Recommend approval

- b. **Draft Affordable Housing Options Report:** Presentation by Pacific Municipal Consultants

Staff: Shawna Purvines  
**ACTION:**

Recommendation: No action required.

13. **SITE PLAN REVIEW**

**SPR07-0009** submitted by MICHAEL and CHRISTA WISE for a finding of consistency with General Plan Policy 7.4.2.9 for the residential development of property located within an Important Biological Corridor (IBC) Overlay General Plan Land Use Designation, in accordance with the Interim Interpretive Guidelines for Policy 7.4.4.4 (Option A). The property, identified by Assessor's Parcel Number 109-470-23, consisting of 5.0 acres, is located on the east side of Steeple Chase Drive, approximately 760 feet north of the intersection with Amber Fields drive, in the **Barnett Ranch area**, Supervisorial District II).

Staff: Pierre Rivas                      Recommendation: Find request consistent  
**ACTION:**

14. **ZONING ORDINANCE UPDATE**

15. **DEPARTMENT OF TRANSPORTATION**

16. **COUNTY COUNSEL'S REPORTS**

17. **DIRECTOR'S REPORTS**

18. **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 May**

May 10, 2007; 8:30 a.m. – Regular

May 24, 2007; 8:30 a.m. – Regular