



## 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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### A G E N D A

**Regular Meeting of the Planning Commission  
May 24, 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:**  
**ACTION:**
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)

**S02-0030R** submitted by T-MOBILE USA, INC. (Agent: Rama Gulati/Peek Site-Com), to allow collocation of eight new antennas at the 95-foot centerline elevation on an existing 110-foot monopole wireless communication tower tree pole. The project includes a new 10 by 16 foot equipment shelter adjacent to the base of the tower. The new antennas would be screened within the existing branches of the monopine, and the equipment shelter would be screened by new wood fencing. The property, identified by Assessor's Parcel Number 015-331-29, consisting of 0.75 acre, is located on the north side of Wilson Avenue, approximately 950 feet east of the intersection with Pine Street, in the **Tahoma/Lake Tahoe area**, Supervisorial District V. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)\*\*

Staff: Deborah Kruse      **Recommendation:**      Conditional approval  
**ACTION:**

8. **PLANNED DEVELOPMENTS** (Public Hearing)

**PD05-0016/Burnett Park, LLC** submitted by JAMES LOSCH to allow the construction of a six-unit multifamily residential development consisting of a four-plex and a duplex. The property, identified by Assessor's Parcel Number 082-543-03, consisting of 0.53 acre, is located on the northeast side of Estepa Lane, approximately 200 feet west of Cambridge Road, in the **Cameron Park area**, Supervisorial District I. (Mitigated negative declaration prepared)\*

Staff: Tim Chamberlain      Recommendation:      Conditional approval

**ACTION:**

9. **ZONE CHANGE/PLANNED DEVELOPMENT** (Public Hearing)

**Z06-0007/Planned Development PD06-0008/Sierra Storage** submitted by J. B. HARRIS to rezone property from Commercial (C) to Commercial-Planned Development (C-PD) Zone; and development plan for 24, 10-foot by 20-foot mini-warehouse units. The property, identified by Assessor's Parcel Number 101-282-03, consisting of 0.22 acre, is located on the south side of Pony Express Trail, approximately 500 feet west of the intersection with Bonanza, in the **Pollock Pines area**, Supervisorial District II. (Negative declaration previously prepared and advertised)\*

These applications will be considered by the **Board of Supervisors** on **June 26, 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: Aaron Mount      Recommendation:      Recommend approval

**ACTION:**

10. **ZONE CHANGE/TENTATIVE PARCEL MAP** (Public Hearing)

**Z06-0028/P06-0024** submitted by SCOTT LEWIS (Agent: Dennis Johnson) to rezone property from Estate Residential Five-acre (RE-5) to One-acre Residential (R1A), and tentative parcel map to create two parcels, Parcel 1 consisting of 6.9 acres and Parcel 2 consisting of 1.1 acres. Two design waivers have been requested: 1. Waiver of the on-site road width improvement for Parcel 1 to 24 feet per Standard Plan 101C; and 2. Waiver of the on-site road width improvement requirement for Parcel 2 to 28 feet per Standard Plan 101B. The property, identified by Assessor's Parcel Number 124-311-17, consisting of 8.22 acres, is located on the south side of Green Valley Road, one-half mile south of the intersection with Green Valley Road and Miller Road, in the **El Dorado Hills area**, Supervisorial District I. (Negative declaration prepared)\*

These applications will be considered by the **Board of Supervisors** on **June 26, 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: Jonathan Fong                      Recommendation:      Conditional approval  
**ACTION:**

11. **GENERAL PLAN AMENDMENT** (Public Hearing)

**A06-0009** initiated by the EL DORADO COUNTY PLANNING COMMISSION to consider amending the land use designation for 95 parcels at various locations throughout El Dorado County as shown below. These changes will facilitate the update to the County Zoning Ordinance, including the Zoning Maps, and are generally minor in nature, will have no significant effect on development potential, and correct errors on the map that would create problems with the updating of the Zoning Maps. Following are the proposed land use changes: Assessor's Parcel Number 060-480-31, Bear Creek Road 0.75 mile east of State Route 193 in the Kelsey area/Butte Equipment Rentals, Inc. – Rural Residential (RR) to Rural Residential-Mineral Resource (move Mineral Resource overlay to encompass entire parcel); 060-021-54, east side of Daffodil Lane north of Bear Creek Road 0.75 mile east of State Route 193 in the Kelsey area/Judith Kaye Canright, and 060-480-04, 0.25 mile south of Bear Creek Road one mile east of State Route 193 in the Kelsey area/Thomas M. Bridgeman – Rural Residential/Mineral Resource to Rural Residential (remove Mineral Resource overlay); 060-021-38, Bear Creek Road one mile east of State Route 193 in the Kelsey area/United States of America – Natural Resource/Mineral Resource (remove Mineral Resource Overlay); 062-030-19, 0.75 mile south of Volcanoville Road five miles north of Wentworth Springs Road in the Volcanoville area/Glenn H. Cochran – Natural Resource/Platted Lands (remove Platted Lands Overlay); 060-270-24, north side of Black Oak Mine Road 0.5 mile east of Marshall Road in the Garden Valley area/James W. Impson – Medium Density Residential (include parcel within Garden Valley Rural Center/MDR-GV); 085-450-12, east side of Kelly Green Street east of Greenbrook Drive 0.5 mile north of Hassler Road in the Camino Fruitridge area/Paul P. Green Trust – Natural Resource to Rural Residential with Agricultural District overlay; 009-051-18, east side of Forest Road south of U.S. Highway 50 in the Pollock Pines area/Thomas Lee Cloud – High Density Residential-Platted Lands to Natural Resource; 038-400-27, north side of U.S. Highway 50 in the Strawberry area/Sean Christman – Natural Resource/Strawberry Rural Center (remove Natural Resource portion of parcel from Strawberry Rural Center); portion 038-400-15, south side of U.S. Highway 50 in the Strawberry area/Gary D. Nibelink Trust, 117-260-60, NE of Montrose Court in the Stonebriar subdivision in the El Dorado Hills area/Springfield Meadows Community Services District – High Density Residential to Open Space; portion 124-140-33/Family Real Property LP, and portion 124-010-02/County of El Dorado, both on the SE corner of Green Valley Road and Francisco Drive in the El Dorado Hills area – Commercial to High Density Residential; portion 117-190-47, Prima Drive, east of Stonebriar Drive in the El Dorado Hills area/County of El Dorado, and portion 117-010-04, east of Prima Drive in the Stonebriar subdivision in the El Dorado Hills area/Springfield Meadows Community Services District - Medium Density Residential to High Density Residential; portion 115-370-11, west side of Silver Springs Parkway 0.5 mile south of Green Valley Road in the Cameron Park area/Silver

Springs, a CA LLC - Public Facilities to Low Density Residential; 070-011-03/Ennio Bellei, 070-011-02/Volker Ploog, and 070-011-01/Cameron-Rescue Self Storage, all three parcels on the south side of Green Valley Road west of Old Meder Road in the Cameron Park area - Commercial to Multi-Family Residential; 119-020-04/Buckeye Union School District, and 991-017-72, both parcels on the north side of Merrychase Drive 0.25 mile west of Cambridge Road in the Cameron Park area - High Density Residential to Public Facility; portion 083-020-29, east side of Cameron Park Drive 0.1 mile north of Meder Road in the Cameron Park area/Frank P. Ambrosio, Jr. Trust - High Density Residential to Commercial; 317-331-14, 0.1 mile north of Roundhill Circle in the Greenstone area/Greenstone Country Owners Association, 317-331-03, end of Roundhill Court in the Greenstone area/Van E. Thompson, 317-120-13, on Summer Stream Lane 0.25 mile east of Lotus Road in the Greenstone area/James H. Johnson, 317-120-14, on Summer Stream Lane 0.25 mile east of Lotus Road in the Greenstone area/Pericles Holding Corp., 098-021-82, west side of Cedar Ravine 0.5 mile north of Quarry Road in the Diamond Springs area/Rocks Nevada LLC, 099-020-29, east side of Cedar Ravine 0.25 mile north of Quarry Road in the Diamond Springs area/Department of Veterans Affairs, 099-020-30, east side of Cedar Ravine one mile north of Quarry Road in the Diamond Springs area/Eric Todd Brunius - Low Density Residential (remove Mineral Resource Overlay); 317-120-08, south side of Sierra Rock Road east of Lotus Road in the Greenstone area/Rock Supply LLC; 102-150-16, south side of Sierra Rock Road east of Lotus Road in the Greenstone area/Rock Supply LLC, 102-150-28, east side of Lotus Road at Sierra Rock Road in the Greenstone area/Eric Todd Brunius, and 098-021-60, north side of Quarry Road and Cedar Ravine in the Diamond Springs area/Rock Supply LLC - Low Density Residential/Mineral Resource - Place Mineral Resource Overlay on entire parcels; 323-640-01, north end of Greenstone Lane one mile north of Green Valley Road in the Greenstone area/GGV Greenwood, a CA LLC - Low Density Residential (move Community Region boundary to encompass entire parcel/LDR-EDDS); 327-080-04, south side of Echo Lane one mile west of El Dorado Road in the Diamond Springs El Dorado area/Echo Lane Investors, a CA LLC - Medium Density Residential (move Community Region boundary to encompass entire parcel/MDR-EDDS); 325-020-03, west side of Dunroamin Way 0.5 mile north of Green Valley Road in the Diamond Springs El Dorado area/Arthur and Marian Hanna - Agricultural Lands with Important Biological Corridor overlay to Low Density Residential with Important Biological Corridor overlay; portion of 327-250-37, north side of Old Depot Road 0.1 mile east of Missouri Flat Road in the Diamond Springs El Dorado area/John Faber - Public Facility to Industrial; 990-495-67, Jacquier Road in the Smith Flat area - No previous land use designation; change to Agricultural Lands/Agricultural District; portion of 048-520-32, portion of Newtown Road east of Smith Flat Road in the Placerville area/County of El Dorado -Medium Density Residential Placerville Community Region to Low Density Residential and remove from Placerville Community Region; 048-121-69, east side of Newtown Road 0.75 mile east of Smith Flat Road in the Placerville area/John Neil, and 048-121-72, east side of Newtown Road 0.75 mile east of Smith Flat Road in the Placerville area/Fred L. Fassio - Medium Density Residential Placerville Community Region to Medium Density Residential Platted Lands; 097-180-04, south side of Great View Lane west of Canyon Valley Road in the Diamond Springs area/Roy C. Skinner - Rural Residential/Medium Density Residential to Rural Residential; portion of 097-180-05, north side of Great View Lane west of Canyon Valley Road in the Diamond Springs area/Stanley P. Farrelle - Medium Density Residential El Dorado Diamond Springs Community Region to Rural Residential and removal of Community Region; 092-161-

03, west side of Dolomite Drive 0.5 mile east of State Route 49 in the Logtown area/El Dorado Irrigation District – Public Facilities Platted Lands to Public Facilities; 327-140-53, northwest side of Motherlode Drive 0.1 mile west of Missouri Flat Road in the Diamond Springs area/Seventh Day Adventist Church – Commercial to Medium Density Residential; 050-500-34, west side of Meadow Lane 0.25 mile west of Mosquito Road in the Placerville area/Daniel Raymond – Adopted Plan Placerville Community Region to Medium Density Residential-Platted Lands; 050-290-18, west side of Mosquito Road 0.75 mile north of U.S. Highway 50 in the Placerville area/Florence Bisagno Succ. Trust, and 050-290-14, portion of Mosquito Road 0.75 mile north of U.S. Highway 50 in the Placerville area/County of El Dorado – High Density Residential Placerville Community Region with Agricultural District Overlay/Remove Agricultural District Overlay; 043-030-30, -37, and -32, on Carson Court southeast of Carson Road 0.1 mile east of the Carson Road intersection with U.S. Highway 50 in the Camino area/Deanna L. Lund Trust, 043-030-04, on Carson Court southeast of Carson Road 0.1 mile east of the Carson Road intersection with U.S. Highway 50 in the Camino area/Robert F. Brown, and 043-030-07, on Carson Court southeast of Carson Road 0.1 mile east of the Carson Road intersection with U.S. Highway 50 in the Camino area/Sonja Daniels - Rural Residential with Agricultural Overlay to Commercial and inclusion within Camino Pollock Pines Community Region; 043-030-02, on Carson Court southeast of Carson Road 0.1 mile east of the Carson Road intersection with U.S. Highway 50 in the Camino area/Joni Robinson – Commercial/Agricultural District/Remove Agricultural District Overlay and include in Camino Pollock Pines Community Region; 043-170-06, south side of Barkley Road in the Camino area/Sierra Pacific Industries – Natural Resource Camino Pollock Pines Community Region/Remove Community Region designation; portion of 077-750-61, south side of Escondito Circle in the Pleasant Valley area/Nicolaas van Klaveren Trust – Rural Residential to Low Density Residential; 990-836-43, on Mt. Aukum Road 0.1 mile north of Grizzly Flat/Bucks Bar intersection in the Somerset area - Commercial to Commercial Somerset Rural Center; 317-331-07, NW side of Roundhill Circle in the Greenstone area/Jeffrey L. Davidson Trust – Low Density Residential/Mineral Resource Overlay/Important Biological Corridor overlay (remove Mineral Resource overlay); 102-150-25, east side of Lotus Road at Summer Stream Lane in the Greenstone area/Sierra Terra, Inc., and 99-040-01, at the junction of Quarry Road with Cedar Ravine in the Diamond Springs area/Rock Supply, LLC – Industrial/Mineral Resource overlay (remover Mineral Resource overlay). All of the following parcels are proposed to be changed from Open Space to High Density Residential: portion 117-220-64 and 117-260-63, northern portion of Dunnwood Drive in the El Dorado Hills area/Stonebriar LP; portion 117-260-41/Paul G. Komarchuk; portion 117-260-40/Thomas Ying-Tai Li; 117-260-39/Carlos Solorzano; 117-260-65/Philip A. Bentivegna Trust, all on the west side of Dunnwood Court in the Stonebriar subdivision in the El Dorado Hills area; 117-260-21, east side of Montrose Court in the Stonebriar subdivision in the El Dorado Hills area/Jim S. Woo; 117-260-20, north end of Montrose Court in the Stonebriar subdivision in the El Dorado Hills area/Michael A. Nasello; 117-260-19, north end of Montrose Court in the Stonebriar subdivision in the El Dorado Hills area/David L. Crozier; portion 117-260-22/Donald P. Madsen, portion 117-260-23/Kenneth A. Heal, portion 117-260-24/Myrle Frank Trust, and portion 117-260-25/William Douglas Sedgwick Trust, all on the east side of Montrose Court in the Stonebriar subdivision in the El Dorado Hills area; portion 117-240-23/John Chanda, and portion 117-240-22/Christelle Momeyer on the SE corner of Dunnwood Drive in the Stonebriar subdivision in the El Dorado Hills area; portion 117-260-27/Justin C. Sharp, and portion 117-260-26/Charles Briney, both parcels on the

NE side of Montrose Way in the Stonebriar subdivision in the El Dorado Hills area; portion 117-260-61, on the SW side of Montrose Way in the Stonebriar subdivision in the El Dorado Hills area/Springfield Meadows Community Services District; portion 117-260-12/Larry A. Hicks, Jr., portion 117-260-13/Armen G. Keledjian, portion 117-260-14/Cruz Arellanes Jr. Trust, portion 117-260-15/Ted G. Marsh, 117-260-16/Thomas L. Kosena, and 117-260-17/Miles S. Feinberg, all on the NE side of Winterfield Drive in the Stonebriar subdivision in the El Dorado Hills area; 117-260-01/Matthew C. Neal, 117-260-02/Huy Ly, 117-260-03/Michael A. Camello, 117-260-04/Phu Nguyen, 117-260-05/Steven C. Harbaugh, 117-260-06/Ricardo A. Rodriguez, 117-260-07/Peter T. Porter, 117-260-08/Department of Veterans Affairs, all on the SW side of Winterfield Drive in the Stonebriar subdivision in the El Dorado Hills area; 117-260-09/Timothy J. Halverson, 117-260-10/Kirk Minami, and 117-260-11/David S. Bier, all on the north side of Winterfield Drive in the Stonebriar subdivision in the El Dorado Hills area. (Environmental Document – 15164 Addendum to the General Plan EIR/SCH2001-082030) [Supervisorial Districts I, II, III, and IV]

Maps showing the specific changes are available in Planning Services, 2850 Fairlane Court, Placerville, CA 95667 and may be reviewed and/or obtained during normal business hours and are available on our website at:

<http://www.co.el-dorado.ca.us/Planning/GeneralPlanAmendments.html>

Staff: Roger Trout                      Recommendation:      Recommend approval

**ACTION:**

12.    **GENERAL PLAN UPDATE**
13.    **ZONING ORDINANCE UPDATE**
14.    **DEPARTMENT OF TRANSPORTATION**
15.    **COUNTY COUNSEL’S REPORTS**
16.    **DIRECTOR’S REPORTS**
17.    **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 June**

June 14, 2007; 8:30 a.m. – Regular

June 28, 2007; 8:30 a.m. – Regular