



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
June 14, 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.)

- a. **Minutes:** May 24, 2007
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

CONSENT CALENDAR/APPLICATIONS

7. **RIVER USE PERMITS**

- a. **Permit Transfer:** Request submitted by CHRISTOPHER PYLE, President of Christopher-Robin, Inc., dba Action Whitewater Adventures, and GARY ROLLISON, owner of Rollinson Adventures, LLC, to transfer 6 weekend and 25 weekday user days from River Use Permit #63 to River Use Permit #19.

Staff: Noah Rucker-Triplett **Recommendation:** Approval
ACTION:

- b. **Commercial Permits:** To consider the following commercial River Use Permits – Mariah Whitewater Expeditions (#01); Gold Rush Outfitters (#02); River Runners, Inc. (#05); WET River Trips (#08); All Outdoors, Inc. (#10); Tributary Whitewater Tours (#11); Whitewater Connections (#13); Disabled Sports USA (#15); University of Nevada, Reno (#18); River Otter Adventures (#20); Whitewater Excitement (#23); California Canoe & Kayak (#24); Whitewater Voyages (#26); American River Touring Association (#32); Current Adventures Kayak School (#33); Wilderness Adventures (#34); ASI, PEAK Adventures (#38); American River Recreation (#40); American Whitewater Expeditions (#45); Beyond Limits Adventures (#48); Adventure Connection (#50); Rock n Water (#55); Earthtrek Expeditions (#58); Tahoe Whitewater Tours (#60); Motherlode River Trips (#68); OARS, Inc. (#70); River and Rock Adventures (#72); Rubicon Whitewater Adventures (#74); Outdoor Adventures, UC Davis (#75); and Environmental Traveling Companions (#79).

Staff: Noah Rucker-Triplett Recommendation: Approval
ACTION:

c. **2006 Annual Report on the River Management Plan**

Staff: Noah Rucker-Triplett Recommendation: Receive and file
ACTION:

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

8. **ZONE CHANGE/PLANNED DEVELOPMENT/TENTATIVE MAP**
(Public Hearing)

Z06-0046/ PD06-0032/TM06-1429 submitted by MOUNTAINS EDGE DEVELOPMENT (Engineer: Carlton Engineering) to rezone property from Limited Multifamily Residential-Design Control-Airport Safety (R2-DC-AA) to Limited Multifamily residential-Planned Development-Airport Safety (R2-PD-AA); development plan to convert an existing nine-unit rental apartment complex into nine airspace condominium units with common areas under management of a homeowner's association; and tentative subdivision map proposing to create nine airspace condominium units. The property, identified by Assessor's Parcel Number 116-311-06, consisting of 0.44 acre, is located on the southwest side of Cimmarron Road, north of the intersection with La Canada Way, in the **Cameron Park area**, Supervisorial District I.

The **Board of Supervisors** will consider these applications on **July 17, 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: Continue to June 28, 2007
ACTION:

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

A06-0007 initiated by EL DORADO COUNTY to amend Policy 2.2.5.13 of the Land Use Element by removing the requirement for a planned development within Safety Zone 3 of the County airports. The amendment would read as follows: Policy 2.2.5.13 - Land uses adjacent to or surrounding airport facilities shall be subject to location, use, and height restrictions consistent with the Comprehensive Airport Land Use Plan. ~~Within Safety Zone 3, the maximum permitted density for residential development shall not exceed one dwelling unit per five acres without the application of the Planned~~

~~Development Combining Zone District. The planned development zoning overlay shall not be applied unless it is found to be compatible with the health, safety, and welfare of the public. All such applications shall be reviewed by the appropriate airport commission.~~ (Environmental document: Section 15164 Addendum to General Plan EIR/SCH#2001082030)

Staff: Peter Maurer Recommendation: Recommend approval
ACTION:

10. **GENERAL PLAN/REZONE/PLANNED DEVELOPMENT/DESIGN REVIEW/
REASONABLE USE ANALYSIS** (Public Hearing)

AZ06-0002/PD07-0005/DR06-0008 submitted by CELTIC PROPERTIES (Agent: Chip Philbin/Engineer: Gene E. Thorne & Associates) for the following: 1. Amendment of the land use map for a 0.22-acre portion of Assessor's Parcel Number 102-110-11 from Multi-Family Residential (MFR) to Commercial (C) and a 0.22-acre portion of Assessor's Parcel Number 102-110-13 from Commercial (C) to Multi-Family Residential (MFR); 2. Rezone a 0.22-acre portion of Assessor's Parcel Number 102-110-11 from Limited Multifamily Residential-Design Community-Airport Safety District (R2-DC-AA) to Commercial-Planned Development-Design Community-Airport Safety District (C-PD-DC-AA) and a 0.22-acre portion of Assessor's Parcel Number 102-110-13 from Commercial-Planned Development-Design Community-Airport Safety District (C-PD-AA) to Limited Multifamily-Design Community-Airport Safety District (R2-DC-AA); 3. Planned development to allow the construction and operation of a 17,272 gross square foot commercial retail/pharmacy store (Rite Aide) in accordance with Section 17.02.010 of the County Zoning Ordinance; 4. Design review of the proposed commercial retail/pharmacy store in accordance with Section 17.74.010 of the County Zoning Ordinance; 5. Design waiver for a reduction of sidewalk width along the project frontage from an eight-foot wide sidewalk to a five-foot sidewalk; and 6. A Reasonable Use Analysis determination related to oak canopy cover retention and replacement in conformance with General Plan Policy 7.4.4.4 and Interim Interpretive Guidelines of General Plan Policy 7.4.4.4(A). The project would impact 1,205 square feet of oak tree canopy due to a relocated driveway on Starbuck Ranch Road. The properties, identified by Assessor's Parcel Numbers 102-110-01, -11, and -13, consisting of 1.61 acres, are located on the northwest corner of Green Valley Road and Starbuck Road, in the **Cameron Park area**, Supervisorial District I. (Mitigated negative declaration prepared)*

Staff: Mel Pabalinas Recommendation: Recommend approval
ACTION:

11. **TENTATIVE SUBDIVISION MAP** (Public Hearing)

TM04-1390R submitted by LESARRA ATTACHED HOMES (Agent: William Pennington, Manager) to revise an approved tentative subdivision map to modify the conditions of approval. The request includes a modification to the text of Conditions 23 and 28, and the deletion of Condition 24. These conditions are related to off-site road

improvement requirements, and the proposed revision would only change the condition timing and the necessary stage of completion of those improvements to demonstrate compliance with the tentative map. The property, identified by Assessor's Parcel Number 118-130-19, consisting of 14.42 acres, is located on the west side of Valley View Parkway, 2,000 feet south of the intersection with White Rock Road, in the **El Dorado Hills area**, Supervisorial District II. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)*

Staff: Tim Chamberlain Recommendation: Conditional approval
ACTION:

12. FINDING OF CONSISTENCY (Public Hearing)

Request submitted by the EL DORADO HILLS COMMUNITY SERVICE DISTRICT for a finding of consistency with the General Plan for their Proposed Park Impact Fee Nexus Study Update.

Staff: Roman Anissi Recommendation: Find request consistent
ACTION:

13. GENERAL PLAN UPDATE

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 June

June 14, 2007; 8:30 a.m. – Regular

June 28, 2007; 8:30 a.m. – Regular