



## 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  
July 12, 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:** June 28, 1007  
**ACTION:**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

**CONSENT CALENDAR/APPLICATIONS**

**River Use Permit #27:** Request submitted by JAMES BOOCH, owner of American River Adventures to transfer RUP #27 to Rollinson Adventures, LLC.

Staff: Noah Rucker-Triplett      **Recommendation:** Grant one-year provisional permit  
**ACTION:**

**END OF APPLICATION CONSENT CALENDAR**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **WILLIAMSON ACT CONTRACT** (Public Hearing)

**WAC06-0014/Z06-0039** submitted by GREG and SHARON BAIOCCHI to establish a new agricultural preserve and rezone the same property from Estate Residential Ten-acre (RE-10) to Agricultural Preserve (AP). The property, identified by Assessor's Parcel Number 046-061-37, consisting of 35.2 acres, is located on the south side of Hidden Ranch Road, 0.5 mile east of the intersection with Mt. Aukum Road, in the **Somerset area** (Supervisorial District II). (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)\*\*

Staff: Michael Baron      **Recommendation:** Recommend approval  
**ACTION:**

This item was continued from the meeting of February 8, 2007

8. **ENVIRONMENTAL IMPACT REPORT/MASTER PLAN** (Public Hearing)

**SP05-0001** submitted by HEAVENLY VALLEY LIMITED PARTNERSHIP (Agent: Andrew Strain) to certify the final environmental impact report and consider the 2005 Heavenly Mountain Resort Master Plan Amendment. The environmental impact report includes a No Action Alternative (1996 Master Plan) as well as Alternatives 2, 3, 4, 4A, and 5. The amendment includes a long-term range of resort improvements to be phased (Phases 1, 2, and 3) over the life of the Master Plan. Phase 1 projects within the action alternatives were identified as priority projects that are intended for immediate implementation following approval of the project and certification of the final EIR/EIS/EIS. Phases within the County jurisdictional parcels (California Base Lodge and parking lot) are as follows: Phase I Projects - \*Install BMPs for California Base Lodge and parking lot; Phase II Projects - Relocate Lower California Maintenance Shop to off-site location; Phase III Projects - \*Replace California Base Lodge, \*Relocate California Snowmaking Building, Replace and relocate Ski Lift A (Aerial Tram) with High Speed Detachable Quad Ski Lift, \*Kids Camp (California Base), \*Replacement of Ski Lift K (Perfect Ride), \*\*Ski Lift L (Cal Ski School), and Ski Lift M (Enchanted Forest), \*Ski Runs K1, L1, and M1. \* Projects already approved with the 1996 Master Plan; \*\*Minor lift alignment modification is proposed from previous 1996 Master Plan. Under Alternative 2, the total PAOT (people at one time) capacity of HMR would remain at the approved Master Plan 1996 level of 16,125, while the skier at one time (SAOT) would decrease slightly from 18,100 to 18,096. There would be an increase of “in-basin” PAOT/SAOT and a decrease of “out-of-basin” PAOT/SAOT. The Master Plan amendment proposes a build out level of 37 lifts (23 aerial lifts and 14 surface lifts) with a total hourly uphill capacity of 52,020 persons per hour, (that is similar to the Master Plan 1996), 10 support facilities, 4 maintenance facilities, 812.5 acres of ski trails, and 528.4 acres of ski trails with snow making. The improvements will occur throughout the California and Nevada Land use jurisdictions of the Master Plan project. California parcels in the Master Plan amendment, consisting of approximately 3,950 acres, are identified by the following Assessor’s Parcel Numbers: 028-030-01, 029-240-07, 029-240-12, 029-260-19, 029-260-25, 029-260-27, 029-260-27, 029-260-29, 029-260-32, 029-320-01, 029-320-02, 029-320-03, 029-320-04, 029-320-05, 029-320-09, 029-320-11, 030-100-01, 030-110-01, 030-120-01, 030-020-01, 030-331-02, 030-331-03, 030-040-01, 030-050-01, 030-060-01, 030-070-01, 030-080-01, 030-090-01, 030-370-04, 030-370-06, 030-390-10, 030-390-13, 030-390-42, 030-390-43, 030-390-47. The project site is located in the vicinity of South Lake Tahoe, at the terminus of Wildwood Avenue, including all properties within the California side of the Heavenly Mountain Resort Master Plan area, Supervisorial District V. (Environmental Impact Report prepared and previously advertised).

The **Board of Supervisors** will consider this project on **August 21, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

Staff: Steven Hust

**Recommendation:** Recommend approval

**ACTION:**

9. **REZONE/PLANNED DEVELOPMENT/PARCEL MAP** (Public Hearing)

**Z06-0035/PD06-0023/Parcel Map P06-0030** submitted by DAVID and MICHAEL MC MAHON to rezone property from Limited Multifamily-Design Control-Airport Safety District (R2-DC-AA) to Limited Multifamily Residential-Planned Development-Airport Safety(R2-PD-AA); development plan to allow a four-unit multifamily residential development consisting of two-duplex units; and tentative parcel map to create four residential lots including open space lots. One design waiver has been requested to allow the reduction of the sidewalk improvement requirement from six feet to four feet. The property, identified by Assessor's Parcel Number 082-543-07, consisting of 0.57 acre, is located on the west side of Cambridge Road, 120 feet north of the intersection with Estepa Drive, in the **Cameron Park area**, Supervisorial District I. (Negative declaration prepared)\*

The **Board of Supervisors** will consider these applications on **August 14, 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:**      Recommend approval  
**ACTION:**

10. **CONCEPTUAL REVIEWS**

a. **Conceptual Review** for Planned Development PD07-0008/Tentative Parcel Map P07-0013/Serrano Commercial Village J5, submitted by SERRANO ASSOCIATES, LLC (Agent: Kirk Bone). The parcel map would create nine lots and one remainder parcel. The lots would range in size from 0.37 to 5.7 acres. The remainder parcel would be 11.7 acres. A 1.4-acre parcel has been set aside for the future realignment of Sienna Ridge Road. The development plan would allow the flexibility in the timing of the improvements and modifications to the Planned Commercial (CP) Zone requirements. The parcel map and planned development have been proposed to create nine commercial parcels to allow for approximately 120,000 square feet of commercial uses. A rezone request would be required to add the Planned Development (PD) overlay to the base zoning. The property, identified by Assessor's Parcel Number 123-040-07, is located on the southeast side of the intersection of Bass Lake Road and Serrano Parkway, in the **El Dorado Hills area**, Supervisorial District I.

Staff: Jonathan Fong                      **Recommendation:**      No action required  
**ACTION:**

b. **Conceptual Review** for PA07-0031/Shingle Creek Village, submitted by RICHARD KOVACH (Agent: Granite Bay Holdings, LLC). The project consists of a 144 lot subdivision on 20 acres with lots ranging in size from 1,800 to 5,962 square feet. In addition to the tentative subdivision map, the applicant would be requesting a General Plan amendment from the current Commercial (C) land use designation to a Multi-Family Residential (MFR) land use designation and a zone change from Planned Commercial (CP) to Limited Multifamily Residential-Planned Development (R2-PD). A development plan would be submitted as well. Primary access is to be provided via French Creek

Road, and secondary access is to be provided by an off-site road extension to Idle Creek Drive south of the subject site. The properties, identified by Assessor's Parcel Numbers 090-290-45, -46, 090-430-49, -51, and -56, are located on the south side of Mother Lode Drive, directly southwest of the intersection with French Creek Road, in the **Shingle Springs Area**, Supervisorial District II.

Staff: Jason Hade                      Recommendation:      No action required  
**ACTION:**

**1:30 P.M.**

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

**TM91-1239C/Serrano/Village H, Unit 3, Lot 117**, submitted by JOHN and PATRICIA GRIGSBY for a map correction to the recorded final map to remove the recorded vehicular access restriction adjacent to Gresham Drive to allow for a secondary driveway. The property, identified by Assessor's Parcel Number 123-110-22, consisting of 0.95 acre, is located on the east side of Gresham Drive, approximately 600 feet northwest of the intersection with Bent Creek Court, in the **El Dorado Hills area**, Supervisorial District I. (Statutorily exempt pursuant to Section 15268(b)(3) of the CEQA Guidelines)\*\*

Staff: Patricia Kelly                      Recommendation:      Conditional approval  
**ACTION:**

**12. PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP (Public Hearing)**

**PD01-0009R/TM01-1381R** submitted by SERRANO ASSOCIATES, LLC (Agent: Kirk Bone) to merge a 0.47-acre portion of Open Space Lot G within Village M, Phase 5; reconfigure and re-subdivide Village M, Phase 5, adding three custom residential lots resulting in a total of 10 residential lots, one open space lot, and two landscape lots; and a request for design waivers to allow the reduction of road right-of-way widths from 50 to 36 feet for the access courts, and allow the reduction in cul-de-sac right-of-way diameter of improvements from 100 to 80 feet and cul-de-sac right-of-way from 60 to 47 feet. The properties, identified by Assessor's Parcel Numbers 123-020-05 and -05, consisting of 8.36 acres, are located on the west side of Appian Way, at the intersection with Sangiovese drive, in the **El Dorado Hills area**, Supervisorial District I. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)\*\*

Staff: Mel Pabalinas                      Recommendation:      Conditional approval  
**ACTION:**

13. **GENERAL PLAN AMENDMENT/REZONE/SPECIAL USE PERMIT**  
(Public Hearing)

**A07-0003/Z07-0009/S07-0008/Sly Park Recreation area** submitted by the EL DORADO IRRIGATION DISTRICT (Agent: Chris Word). The project consists of the following: 1. General Plan amendment amending the land use map designation from Natural Resource (NR) and Medium Density Residential (MDR) to Tourist Residential (TR) for all project parcels; 2. Zone change from Residential Agricultural Twenty-acre (RA-20) to Recreational Facilities (RF) for portions of Assessors Parcels Numbers 042-030-05 and 042-030-14, zone change from Residential Agricultural Eighty-acre (RA-80) to Recreational Facilities (RF) for a portion of Assessors Parcel Number 042-011-16, and a zone change from Residential Agricultural Eighty-acre (RA-80) to Recreational Facilities (RF) for Assessors Parcel Number 042-600-03; and 3. Special use permit, consistent with the adopted Sly Park Recreation Area Master Plan and EIR, for all existing recreational facilities and the following proposed facilities: Sugarloaf Fine Arts Camp consisting of twelve 720 square foot student cabins, four 1,056 square foot staff cabins, four 1,176 square foot toilet/shower rooms, one 7,760 square foot multi-purpose/kitchen/toilet building, one 960 square foot office, three 960 square foot band rooms, one 960 square foot art room, three 1,920 square foot dance/drama/photo studios, 88 parking spaces with overflow on the hard courts, an amphitheater with a stage, and two dog parks; marina parking lot expansion consisting of 20 boat trailer parking spaces; and Bumpy Meadows trailhead parking lot consisting of a new encroachment to Mormon Immigrant Trail and 19 parking spaces. The properties, identified by Assessor's Parcel Numbers 042-011-11, -16, -17, -18, -19, -26, 042-021-24, -25, 042-030-05, -14, -18, 042-210-01, -02, and 042-600-03, consisting of approximately 1,691 acres, are located on the east side of Sly Park Road, approximately four miles south of the intersection with U.S. Highway 50, in the **Pollock Pines area**, Supervisorial District II. (Environmental impact report prepared and previously advertised)\*

Staff: Aaron Mount                      Recommendation:      Recommend approval  
**ACTION:**

14. **SPECIAL USE PERMIT/DESIGN REVIEW** (Public Hearing)

**S06-0023/DR06-0011S** submitted by KEN CURTZWILER (Agent: Mike Dill, Aspen Environmental) to allow a mixed use multifamily and commercial project. The property, identified by Assessor's Parcel Number 034-322-01, consisting of 0.19 acre, is located on the north side of Magua Street, at the intersection with Hopi Avenue, in the West Meyers Land Use District of the **Meyers Community Plan area**, Supervisorial District IV. (Categorically exempt pursuant to Section 15303(b) and (c) of the CEQA Guidelines)\*\*

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

15. **ZONE CHANGE** (Public Hearing)

**Z07-0006** submitted by CHARLES and SHARON EUBANKS to rezone property from Estate Residential Five-acre (RE-5) and Planned Commercial (CP) to General Commercial-Planned Development (CG-PD). The properties, identified by Assessor's Parcel Numbers 098-110-24 and -25, consisting of approximately six acres, are located on the northeast side of Pleasant Valley Road, 2.5 miles east of the intersection with State Route 49, in the **Diamond Springs area**, Supervisorial District III. (Negative declaration prepared)\*

This application will be considered by the **Board of Supervisors** on **August 21, 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            **Recommendation:**    Recommend approval  
**ACTION:**

16. **GENERAL PLAN UPDATE**

17. **ZONING ORDINANCE UPDATE**

18. **DEPARTMENT OF TRANSPORTATION**

19. **COUNTY COUNSEL'S REPORTS**

20. **DIRECTOR'S REPORTS**

21. **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 July**

July 12, 2007; 8:30 a.m. – Regular

July 26, 2007; 8:30 a.m. – Regular