



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

AGENDA

**Regular Meeting of the Planning Commission
October 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.)

- a. **Minutes:** October 11, 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. **REASONABLE USE DETERMINATION**

- a. **Site Plan Review SPR07-0021/TMA07-0018** submitted by WOLFGANG ROSTIN (Agent: Ruth A. Wilson) for a Reasonable Use Determination granting relief from the replanting requirements of Policy 7.4.4.4 (Option A), to allow a hardship second residential unit on the site. The property, identified by Assessor's Parcel Number 104-250-26, consisting of 6.0 acres, is located on the west side of Pilot Creek Lane, approximately 500 feet northwest of the intersection with Jackass Mine Road, in the **Pilot Hill area**, Supervisorial District IV.

Staff: Thomas Lloyd **Recommendation:** Approval
ACTION:

- b. **Site Plan Review SPR07-0018** submitted by MARK and KRIS CLIFFORD (Agent: Bobbie Lebeck) for a Reasonable Use Determination to allow 14,284 square feet of disturbed area on slopes exceeding 30 percent, pursuant to General Plan Policy 7.1.2.1, to allow for grading and, ultimately, a single-family residential dwelling. The property, identified by Assessor's Parcel Number 120-650-17, consisting of 0.731 acres, is located on the southwest side of Via Fiori, approximately 2,000 feet south of the intersection with Beatty Drive, in the **EI Dorado Hills area**, Supervisorial District I.

Staff: Thomas Lloyd **Recommendation:** Approval
ACTION:

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

8. REZONE/PLANNED DEVELOPMENTS/TENTATIVE PARCEL MAPS

(Public Hearing)

- a. **Z07-0021/PD07-0015/P07-0019** submitted by RIBEIRO-COMMERCE, LLC to rezone property from Research and Development-Design Control (R&D-DC) to Research and Development-Planned Development (R&D-PD); development plan for the existing office and warehouse facilities to allow for the split of the existing 4.63 acre parcel into parcels smaller than two acres in size in accordance with Section 17.35.030(A)(2)(d) of the Zoning Code, and to allow for zero lot lines for the proposed new parcels; and tentative parcel map creating six parcels ranging in size from 9,100 to 12,453 square feet and one 3.22 acre parcel for shared parking and access. The property, identified by Assessor's Parcel Number 117-060-41, is located on the east side of Golden Foothill Parkway, approximately 300 feet south of the intersection with Suncast Lane in the El Dorado Hills Business Park area of **El Dorado Hills**, Supervisorial District II. (Categorically exempt pursuant to Section 15301(k) of the CEQA Guidelines)**

These applications will be considered by the **Board of Supervisors** on **November 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 General Plan.

Staff: Tim Chamberlain Recommendation: Recommend approval

ACTION:

- b. **Z06-0023/PD06-0018/P06-0020** submitted by CARSON CREEK BUSINESS PARK, LLC (Agent: Seth Nesbitt/Warren Consulting Engineers) to rezone property from Research and Development (R&D) to Research and Development-Planned Development (R&D-PD); development plan for a commercial condominium development consisting of 11 buildings totaling 152,603 square feet. Buildings would range in size from 8,920 square feet to 14,593 square feet. The tentative parcel map would subdivide each of the buildings into a total of 88 individual parcels ranging in size from 1,250 to 2,057 square feet. One common parcel would be 8.03 acres in size. The property, identified by Assessor's Parcel Number 117-081-05, consisting of 11.03 acres, is located on the south side of Sandstone Court, southwest of the intersection with Golden Foothill Parkway, in the **El Dorado Hills area**, Supervisorial District II. (Negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **December 4, 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 General Plan.

Staff: Jonathan Fong Recommendation: Recommend approval
ACTION:

9. **SITE PLAN REVIEW** (Public Hearing)

- a. **SPR07-0025** submitted by CHARLES H. SCOTT (Agent: Rebecca Wayman) for a finding of General Plan Consistency with Policy 7.3.3.4 for reduction of building setbacks to allow construction of a 110-foot by 180-foot covered horse arena. The wetland area setback would be reduced from 50 to 43 feet. The property, identified by Assessor's Parcel Number 071-390-05, consisting of 9.9 acres, is located on the west side of State Route 49, approximately 0.25 miles north of the intersection with Cave Valley Road, in the **Cool area**, Supervisorial District IV.

Staff: Thomas Lloyd Recommendation: Conditional approval
ACTION:

- b. **SPR07-0029** submitted by BRUCE and CLAUDIA WADE (Agent: Ruth A. Willson) for a finding of General Plan Consistency with Policy 7.3.3.4 for reduction of building setbacks to allow construction of a gazebo/canopy on an existing concrete pad. The perennial stream setback would be reduced from 100 to 43 feet. The property, identified by Assessor's Parcel Number 089-180-15, consisting of 22.28 acres, is located on the west side of State Route 193, approximately 500 feet west of the intersection with the South Fork of the American River at Chili Bar, in the **Placerville Periphery area**, Supervisorial District IV.

Staff: Thomas Lloyd Recommendation: Conditional approval
ACTION:

10. **CONCEPTUAL REVIEW**

Pre-Application PA07-0027 submitted by ANTHONY TRUNZO/RICHARD MOHR for a determination on whether the Shingle Springs Community Region boundary should be amended to include the subject property, identified by Assessor's Parcel Number 070-101-69, located on the north side of Meder Road, one mile west of the intersection with Ponderosa Road, in the **Shingle Springs area**, Supervisorial District IV.

Staff: Roman Anissi Recommendation: No action required
ACTION:

1:30 P.M.

11. **REZONES** (Public Hearing)

- a. **Z07-0001** submitted by G3 ENTERPRISE (Agent: RRM Design Group) to rezone property from Mineral Resource (MR) to Estate Residential Ten-acre/Planned Development (RE-10/PD). The properties, identified by Assessor's Parcel Numbers 109-010-09, -10, -13, -14 and 109-020-01, consisting of 537 acres, are located one mile south of U.S. Highway 50, one mile west of South Shingle Road, in the **Cameron Park area**, Supervisorial District II. (Negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **December 4, 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 General Plan.

Staff: Mel Pabalinas Recommendation: Recommend approval
ACTION:

- b. **Z06-0014** submitted by STEVE WARDEN to rezone property from Professional Office Commercial (CPO) to General Commercial-Planned Development (CG-PD). The property, identified by Assessor's Parcel Number 054-321-63, consisting of 1.177 acres, is located on the northeast side of China Garden Road, at the intersection with Chuckwagon Way, in the **Diamond Springs area**, Supervisorial District III. (Negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **December 4, 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 General Plan.

Staff: Tom Dougherty Recommendation: Recommend approval
ACTION:

12. **REZONE/SPECIAL USE PERMIT** (Public Hearing)

- a. **Z06-0038/S98-0013R** submitted by LIGHT OF THE HILLS LUTHERAN CHURCH (Agent: Brian Morris) to rezone Assessor's Parcel Number 109-161-01 from Limited Multifamily Residential-Planned Development (R2-PD) to Estate Residential Five-acre (RE-5), and revision to a special use permit to allow construction of one additional building and expansion of the permit to allow the development of a multi-purpose ball field on an adjacent 5.069 acre parcel (Assessor's Parcel Number 109-161-31). The proposed Sunday school building would be located directly behind the current church facility and would be a two-story building. The original use permit allowed for two additional buildings that

would include a formal sanctuary (8,000 square feet) and an elementary school facility (10,000 square feet). The applicant has requested that the plan for two additional buildings be abandoned and replaced with a single building of reduced size (13,720 square feet). The properties, identified by Assessor's Parcel Numbers 109-161-01 (5.015 acres) and 109-161-31 (5.069 acres), are located on the south side of Rodeo Road, at the intersection with Coach Lane, in the **Cameron Park area**, Supervisorial District IV. (Mitigated negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **December 11, 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 General Plan.

Staff: Pat Kelly Recommendation: Recommend approval
ACTION:

13. **GENERAL PLAN UPDATE**

Oak Woodland Management Plan Public Review Draft

This item was continued from the meeting of October 11, 2007.

Staff: Peter Maurer Recommendation: Receive public comments; provide
input to staff and consultant team

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 November

November 13, 2007; 8:30 a.m. – Regular

November 22, 2007; 8:30 a.m. – Regular – **Cancelled due to holiday**