



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
December 13, 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. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

Presentation on the Design Manual by the Department of Transportation.

5. **COMMISSIONERS' REPORTS**
6. **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:** November 8, 2007
ACTION:

9:00 A.M.

WILLIAMSON ACT CONTRACTS/REZONES (Public Hearing)

- b. **WAC07-0001/Z07-0030** submitted by TAMMY ISAAK (Agent: Joel Korotkin) to establish a new agricultural preserve and rezone the same property from Residential Agricultural Twenty-acre (RA-20) to Exclusive Agricultural (AE). The property, identified by Assessor's Parcel Number 046-041-17, consisting of 24.501 acres, is located on the north side of Sandridge Road, at the northwest corner of the intersection with Mariah lane, in the **Somerset area**, Supervisorial District II. (Williamson Act Contract categorically exempt from the requirements of CEQA pursuant to Section 15317 of the CEQA Guidelines; mitigated negative declaration prepared for Z07-0030)*

These applications will be considered by the **Board of Supervisors** on **January 29, 2008**, 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 **Recommendation:** Recommend approval

- c. **WAC07-0002, WAC07-0003, and WAC07-0004** submitted by Kenneth and Jane Osborn, Guy Shaver and Sarah Rump, and Milburn and Barbara Reed respectively, to divide existing Agricultural Preserve #119 into three separate preserves. The properties, identified by Assessor's Parcel Numbers 046-740-01, -02, -03, and -04, consisting of 640 acres, are located south of Sandridge Road and north of Painted Pony Road, at the intersection with Dwyer Road, in the **Somerset area**, Supervisorial District II. (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)**

These applications will be considered by the **Board of Supervisors** on **January 29, 2008**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

Staff: Tom Dougherty Recommendation: Recommend approval

- d. **WAC06-0010 and WAC06-0011** submitted by TERRY and ELLEN STIGALL to divide existing Agricultural Preserve #133 into two separate preserves. The properties, identified by Assessor's Parcel Numbers 089-010-29/60 acres, and 089-010-02 and -27/100 acres, are located on the north side of Thompson Hill Road, at the intersection with Big Sky Ranch Road, in the **Lotus area**, Supervisorial District IV. (Categorically exempt pursuant to section 15317 of the CEQA Guidelines)**

These applications will be considered by the **Board of Supervisors** on **February 5, 2008**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

Staff: Jason Hade Recommendation: Recommend approval

CONSENT CALENDAR ACTION:

END OF CONSENT CALENDAR

PUBLIC FORUM/PUBLIC COMMENT

7. PLANNED DEVELOPMENT (Public Hearing)

PD07-0023 submitted by AMERICAN LEGION POST 119 for the construction of a 7,000 square foot meeting hall including a 613 square foot covered patio on the north side and a 625 square foot drive-thru portico on the west side of the site. The property, identified by Assessor's Parcel Number 319-260-52, consisting of 6.14 acres, is located on the northeast side of Greenstone Road, approximately 0.25 mile north of the intersection with Mother Lode Drive, in the **El Dorado area**, Supervisorial District III. (Mitigated negative declaration prepared)*

Staff: Tom Dougherty Recommendation: Recommend approval
ACTION:

8. **REZONES/PLANNED DEVELOPMENTS/TENTATIVE MAPS** (Public Hearing)

- a. **Z07-0024** submitted by SALVADOR OROSCO to rezone property from Two-acre Residential (R2A) to General Commercial-Design Control (CG-DC). The property, identified by Assessor's Parcel Number 124-300-90, consisting of 9.55 acres, is located on the south side of Green Valley Road, east of the intersection with Shadowfax Lane, in the **El Dorado Hills area**, Supervisorial District I. (Negative declaration prepared)*

This application will be considered by the **Board of Supervisors** on **January 15, 2008**, 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:

- b. **Z06-0045/P06-0046** submitted by MARK and NATALIE PATTERSON to rezone property from Estate Residential Five-acre (RE-5) to Single-family One-acre residential (R1A), and tentative parcel map creating four parcels ranging in size from one to two acres. A design waiver has been requested to allow driveway access to both parcels 2 and 3 without frontage on a public street. The property, identified by Assessor's Parcel Number 070-180-20, consisting of five acres, is located on the north side of Meder Road, 150 feet west of the intersection with Rosebud Drive, in the **Shingle Springs area**, Supervisorial District IV. (Negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **January 15, 2008**, 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:

- c. **Z07-0046/PD07-0032/P07-0015** submitted by BOW ENTERPRISES (c/o James Webb) to rezone property from Commercial (C) to Commercial-Planned Development (C-PD); development plan to allow the creation of five lots with less than the minimum parcel width of 50 feet, each to retain the existing nonconforming single-family residential use; and tentative parcel map creating five commercial parcels ranging in size from 5,429 to 7,122 square feet. The property, identified by Assessor's Parcel Number 043-226-30, consisting of 0.84 acre, is located on the southeast corner of the intersection of Snows Road and Carson Road, in the **Camino area**, Supervisorial District III. (Negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **January 29, 2008**, 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 Recommendation: Recommend approval
ACTION:

1:30 P.M.

- d. **Z07-0048/PD05-0006/TM05-1393/Serrano, Village M/Phase 4** submitted by SERRANO ASSOCIATES, LLC for the following: 1. Amendment of the El Dorado Hills Specific Plan Land Use Map to reconfigure an 16.81 acre portion of Open Space adjacent to Village M/Phase 4 and re-designation of the property to Residential Estate, and reconfiguration of 0.42 acre of Residential Estate and re-designating the same to Open Space; 2. Amendment of the El Dorado Hills Specific Plan Zone Map to reconfigure an 16.81 acre portion of Open Space adjacent to Village M/Phase 4 and re-designation to One-Family Residential/Planned Development (R1-PD), and reconfiguration of 0.42 acre of One-Family Residential and re-designation to Open Space; 3. Class 1 tentative subdivision map subdividing 69 acres of Village M/Phase 4 into 38 custom residential lots, ranging from 0.46 acre to 4.84 acres in size, and one open space lot totaling 15.68 acres; 4. Planned development permit for the proposed residential subdivision, and to allow modifications to the One-Family Residential (R1) Zone District development standards: 5. Also, a request for design waivers of the following El Dorado County Design and Improvement Standard Manual standards has been submitted: A) Reduction of road right-of-way to conform to actual street width improvements of 50 feet to 46 feet for Western Sierra Way and 50 feet to 36 feet for I Court; and B) Reduction in cul-de-sac turnaround standard from 100 feet to 80 feet improved surface in a right-of-way from 47 feet radius (94 feet diameter). The properties, identified by Assessor's Parcel Numbers 123-260-06 and -07, and a portion of 123-260-05, consisting of 69.03 acres, are located north of Raphael Drive, along Western Sierra Way, in the **El Dorado Hills area**, Supervisorial District I. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)*

These applications will be considered by the **Board of Supervisors** on **January 15, 2008**, 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: Mel Pabalinas Recommendation: Recommend approval
ACTION:

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

- a. **S07-0017/Pleasant Valley Harvest** submitted by JOHN MOSBACKER, Manager/Gumball Holdings, to allow the following: **Structures/improvements**: 1. Ranch Marketing Building: Construction of a three-level 11,338 square foot mixed use building to include lodging, ranch marketing/sales area, commercial kitchen and bake shop, dining facility, multi-use hall, offices, and storage; 2. Observation tower: Construction of a 19-foot by 20-foot, 32-foot tall high, three level observation tower; 3. Residence: Construction of a single-family primary residence for the property owner; 4. Two parking areas: 103-space main graveled parking area and a 44-space graveled overflow parking area; 5. Other improvements: Three picnic areas, walking paths, and a pond; 6. Signs: Three on-site 32 square foot monument signs and one wall sign. **Uses**: 1. Sales of on-site produced agricultural products to the public; 2. 38 commercial events such as social and corporate events, small concerts, theatrical performances, weddings, etc.; and 3. Concurrent with the promotional events, a maximum of 40 crafters for sale of handicraft items only. Booth/sales area is not to exceed 4,000 square feet total. The property, identified by Assessor's Parcel Number 046-270-24, consisting of 50.59 acres, is located on the east side of Bucks Bar Road, approximately 2.1 miles south of the intersection with Pleasant Valley Road, in the **Pleasant Valley area**, Supervisorial District II. (Mitigated negative declaration prepared)*

Staff: Tom Dougherty **Recommendation:** Conditional approval
ACTION:

10. **TENTATIVE PARCEL MAP** (Public Hearing)

P07-0020 submitted by DALE G. MELL and ASSOCIATES (Agent: Jai Shri Ram Hospitality Group, LLC) to create two parcels ranging in size from 14,077 square feet (0.31 acre) to 147,067 square feet (3.36 acres). The property, identified by Assessor's Parcel Number 327-140-44, consisting of 3.67 acres, is located on the east side of Green Leaf Drive, at the intersection with Missouri Flat Road, in the **Placerville Periphery area**, Supervisorial District III. (Categorically exempt pursuant to Section 15315 of the CEQA Guidelines)**

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

11. **SPECIAL USE PERMIT/PLANNED DEVELOPMENT** (Public Hearing)

S07-0011/PD95-0016R3/Kniesel's Auto Collision Center submitted by RICHARD P. KNIESEL (Agent: Robert A. Laurie, Esq.) to allow the conversion of an existing sports complex into an automobile body shop with 16 service bays and a maximum of 25 to 30 employees. Hours of operation are proposed to be 7:30 AM to 5:30 PM. A free standing sign 94.5 square feet in size is proposed. The property, identified by Assessor's Parcel Number 070-280-64, consisting of three acres, is located on the north side of Wild Chaparral Drive, approximately one-quarter mile west of the intersection with Ponderosa

Road, in the Shingle Springs area, Supervisorial District IV. (Negative declaration prepared)*

This item was continued from the meeting of November 8, 2007.

Staff: Aaron Mount Recommendation: Conditional approval
ACTION:

12. **GENERAL PLAN UPDATE**

a. **Workshop:** Mixed Use Development

This item was continued from the meeting of November 8, 2007/

Staff: Peter Maurer Recommendation: Adopt Resolution of Intention
ACTION:

b. **Workshop:** Agricultural Buffers

This item was continued from the meeting of November 8, 2007/

Staff: Peter Maurer Recommendation: Recommend Board adopt
revised project description
ACTION:

c. **Oak Woodland Management Plan/ Public Review Draft**

Staff: Peter Maurer Recommendation: Accept public comments and
provide Planning Commission comments to staff.
ACTION:

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 January

January 10, 2008; 8:30 a.m. – Regular

January 24, 2008; 8:30 a.m. – Regular