



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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Phone: (530) 621-5355
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CONFORMED AGENDA

**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. **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: Recommended Commercial-Planned Development

- 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: Recommended approval

- 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)*

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
ACTION:

Recommendation: Conditional approval
Continued off calendar

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
ACTION:

Recommendation: Conditional approval
Conditionally approved

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

S07-0011/PD95-0016R3/Kniesel's Auto Collision Center submitted by RICHARD P. KNIESSEL (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: Conditionally approved

12. **GENERAL PLAN UPDATE**

a. **Workshop:** Mixed Use Development

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

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

b. **Workshop:** Agricultural Buffers

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

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

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

Staff: Peter Maurer Recommendation: Accept public comments and
provide Planning Commission comments to staff.
ACTION: No action taken

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