



# EL DORADO COUNTY PLANNING COMMISSION

Building C Hearing Room  
2850 Fairlane Court, Placerville, CA 95667  
<http://www.co.el-dorado.ca.us/planning>  
Phone: (530) 621-5355 Fax: (530) 642-0508

Alan Tolhurst, Chair, District V  
John MacCready, First Vice Chair, District II  
Tom Heflin, Second Vice Chair, District III  
Lou Rain, District I  
Walter Mathews, District IV

Char Tim ..... Clerk of the Commission

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## AGENDA

### **Regular Meeting February 12, 2009 – 8:30 A.M.**

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:** January 22, 2009

**END OF CONSENT CALENDAR**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **FINDING OF CONSISTENCY**

**GOV08-0010** submitted by SUNRIDGE MEADOWS HOMEOWNERS ASSOCIATION (Agent: Norman Spaulding) for Finding of General Plan Consistency per Government Code Section 65402(a) for General Vacation of portions of Heffren Drive and Dodson Road within the Sunridge Meadows Subdivision. The property, identified by Assessor's Parcel Numbers 087-330-01 and 087-340-21, is located within the Sunridge Meadows Subdivision on the east side of Latrobe Road approximately 2 miles north of the intersection with South Shingle Road in the Latrobe area, Supervisorial District II.

Staff: Jonathan Fong

**Recommendation:** Approval

8. **DESIGN REVIEW**

**DR08-0005** submitted by CALVARY CHAPEL OF THE GEORGETOWN DIVIDE/PASTOR JAY MCCARL (Agent: Max Houck) for an existing 1,920 square-foot assembly building, 256 square-foot deck, and associated lighting, signage, landscaping and parking. The property, identified by Assessor's Parcel Numbers 074-100-40, and -41, consisting of 2 acres, is located on the east side of State Route 193, approximately 0.25 miles south of the intersection with Sliger Mine Road in the Greenwood area, Supervisorial District IV (Categorically Exempt pursuant to Section 15303(C) of the CEQA Guidelines)\*\*

Staff: Tom Dougherty

Recommendation: Approval

9. **ZONING ORDINANCE AMENDMENT**

**OR06-0006/Density Bonus** initiated by EL DORADO COUNTY for a proposed amendment to County Zoning Ordinance, Title 17 addressing the requirements of Chapter 4.3 §65915 of California Code requiring local governments to provide incentives that will encourage developers to build affordable housing in the form of both: 1) a density bonus, and 2) exceptions from normally applicable zoning and other development standards. The State law requires each city and county to adopt an ordinance that specifies how compliance with this section will be implemented. The adoption of the proposed ordinance also would achieve the requirement of General Plan Housing Element Implementation Measure HO-7, which was adopted July 1, 2008 to ensure these State standards are met. The Ordinance would apply to all areas of the County where residential uses are permitted. (Negative declaration prepared)\*

Staff: Shawna Purvines

Recommendation: Receive comments and continue for action on February 26, 2009

10. **GENERAL PLAN AMENDMENT**

**A08-0013/Hazard Mitigation Plan** initiated by EL DORADO COUNTY SHERIFF to amend Objective 6.1.1 and Policy 6.1.1.1 to incorporate the Hazard Mitigation Plan into the Public Health, Safety, and Noise Element of the General Plan pursuant to Assembly Bill AB2140 which was passed into law on January 1, 2007. (Addendum prepared to the 2004 General Plan EIR/SCH No. 2001082030)

Staff: Peter Maurer

Recommendation: Recommend approval

11. **GENERAL PLAN AMENDMENT/REZONE**

**A08-0006/Z08-0015** submitted by STEWART and DENISE LOMAX to amend the land use designation from High Density Residential (HDR) to Multifamily Residential (MFR) and rezone from One-Half Acre Residential District (R20K) to Multifamily Residential-Design Community (RM-DC). The property, identified by Assessor's Parcel Number 054-431-15, consisting of 0.5 acres, is located on the east side of Panther Lane, approximately 200 feet north of the intersection with Fowler Lane in the Diamond Springs area, Supervisorial District III. (Negative declaration prepared)\*

Staff: Aaron Mount

Recommendation: Recommend approval

12. **GENERAL PLAN AMENDMENT/REZONE/PARCEL MAP/PARCEL MAP AMENDMENT**

**A07-0017/Z07-0053/P07-0048/P76-0466-C** submitted by LORRIE and JERRY STARK (Agent: Carlton Engineering/Ted Woessner) to amend General Plan land use designation for Assessor's Parcel Number 102-070-17 from Rural Residential (RR) to Low Density Residential (LDR); Rezone Assessor's Parcel Number 102-070-17 from Estate Residential Ten-Acre (RE-10) to Estate Residential Five-Acre (RE-5); Tentative parcel map for Assessor's Parcel Number 102-070-17 to create four lots, five acres in size, on a 20 acre site; Amend Parcel Map PM12-119 for Assessor's Parcel Numbers 102-070-29 and 107-020-30 to remove a 50-foot non-exclusive road and public utility easement; and to request the following design waivers: (a) Reduction in the required 10 foot shoulder to 2 feet as required in Section III(A)(12) of the Design Improvements Standards Manual; and (b) Allow a hammerhead "T" at road terminus in lieu of a cul-de-sac. The property, identified by Assessor's Parcel Numbers 102-070-17, -29, and 107-020-30, consisting of 42 acres, is located on the east side of Deer Valley Road, approximately two miles north of the intersection with Green Valley Road in the Rescue area, Supervisorial District IV. (Mitigated negative declaration prepared)\*

Staff: Aaron Mount

Recommendation: Recommend approval

13. **REZONE/PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP**

**Z07-0027/PD07-0017/TM96-1325E/Cameron Hills Subdivision** submitted by DOUGLAS HANZLICK (Agent: Dunmore Communities) to rezone from One Family Residential (R1) to One Family Residential-Planned Development (R1-PD); Allow clustering of lots to avoid sensitive plant species and steep slopes, and a reduction in the minimum parcel size of 5 acres in the Airport Safety Zone 3; Create 41 residential lots ranging in size from 0.14 to 0.47 acres and five lettered open space lots totaling 8.16 acres and a design waiver from the required sidewalk width of 6 feet to 4 feet. The property, identified by Assessor's Parcel Number 116-010-04, consisting of 20.13 acres, is located on the west side of Cambridge Road approximately 150 feet south of the intersection with Berry Road in the Cameron Park area, Supervisorial District I. (Mitigated negative declaration prepared)\*

Staff: Gordon Bell

Recommendation: Recommend approval

14. **GENERAL PLAN UPDATE**
15. **ZONING ORDINANCE UPDATE**
16. **DEPARTMENT OF TRANSPORTATION**
17. **COUNTY COUNSEL'S REPORTS**
18. **DIRECTOR'S REPORTS**
19. **ADJOURNMENT**

Respectfully submitted,  
ROGER P. TROUT, Director  
Development Services

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.