



# 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

Walter Mathews, Chair, District IV  
Alan Tolhurst, First Vice-Chair, District V  
Lou Rain, Second Vice-Chair, District I  
Dave Pratt, District II  
Tom Heflin, District III

Char Tim ..... Clerk of the Commission

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## AGENDA

### **Regular Meeting June 11, 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:** May 28, 2009

**END OF CONSENT CALENDAR**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**  
**(Development Services, Transportation, County Counsel)**

These items will be considered during the day as time permits.
6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **DESIGN REVIEW**

**DR09-0001** submitted by MARK and IRENE SMITH (Agent: Marty Owen) to construct a 1,200 square-foot office building, and associated lighting, signage, landscaping and parking. The property, identified by Assessor's Parcel Number 061-511-46, consisting of 2 acres, is located on the north side of State Route 193, approximately 0.25 miles east of the intersection with Spanish Dry Diggings Road in the Georgetown area, Supervisorial District IV. (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)\*\*

Staff: Tom Dougherty

Recommendation: Approval

8. **SPECIAL USE PERMIT**

**S09-0004/Harger Automotive Building** submitted by ERIC HARGER (Agent: Michael Hord) to authorize the demolition of an existing 600 square foot wooden shop building and replace with a proposed 936 square foot steel automotive repair shop. The property, identified by Assessor's Parcel Number 101-201-44, consisting of 21,780 square feet, is located on the south side of Pony Express Trail, approximately three miles west of the

intersection with Sly Park Road, in the Pollock Pines area, Supervisorial District II. (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)\*\*

Staff: Jason Hade

Recommendation: Approval

9. **REZONE**

**Z98-0017** submitted by HERNAN CASTRO (Agent: Carlton Engineering) to rezone from Estate Residential Five-Acre Zone District (RE-5) to One-Acre Residential District (R1A). The property, identified by Assessor's Parcel Numbers 070-101-65 and -66, consisting of 5.62 acres, is located on the north side of Meder Road, approximately 200 feet west of intersection with Carlson Road, in the Shingle Springs area; Supervisorial District IV. (Negative declaration prepared)\*

Staff: Mel Pabalinas

Recommendation: Recommend approval

10. **GENERAL PLAN AMENDMENT/ORDINANCE**

**A08-0001/OR08-0001/Mixed Use Development** initiated by EL DORADO COUNTY. The purpose of the Mixed Use Development section of the County Zoning Ordinance is to further development that incorporates a range and variety of uses within a single development site while encouraging residents to work, shop and recreate close to where they live, and in some instances, take advantage of non-automobile oriented transportation methods, minimizing vehicle miles traveled. The following sections are included: A. Amendments to section 17.32 (Section I), B. Amendments to section 17.32 (Section II), C. Amendments to section 17.32 (Section IV) allowing for Mixed Use Development in these designated areas, and D. Addition of Design Guidelines in Section 17.14, providing standards to be analyzed by application of a Planned Development, and shall be approved based on design standards outlined in the ordinance. [Project Planner: Shawna Purvines] (Negative Declaration prepared/SCH#2001082030)\*

Staff: Shawna Purvines

Recommendation: Recommend approval

11. **LAND DEVELOPMENT MANUAL/HIGHWAY DESIGN MANUAL/STANDARD PLANS**

**Adoption of Land Development Manual, Highway Design Manual, and Standard Plans (hereinafter "Manuals").** Section 16.14.010 and 16.16.020 of the El Dorado County Code require all subdivision improvements to be constructed in accordance with the County Design Manual. The proposed Manuals comprehensively incorporate provisions of the 2004 General Plan and 2007 Fire Code, updates to the current Design and Improvement Standards Manual, and includes additional information on development processes. The Manuals include provisions for: Subdivision Development Processes; Road Standards and Typical Sections; Hillside Design Standards; Design Waivers; Secondary Access Provisions; Sidewalk Requirements; Fire Protection Standards; Water and Sewage Disposal Standards; Miscellaneous DOT permits and processes; Grading;

Gating of Roads; Surveying Information; and a Reference Chapter. (Negative declaration prepared)\*

Staff: Roger Trout

Recommendation: Recommend approval

**12. 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 or via e-mail: [planning@co.el-dorado.ca.us](mailto:planning@co.el-dorado.ca.us).

\*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.