



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
<http://www.edcgov.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 Planning Commission

CONFORMED AGENDA

Regular Meeting September 24, 2009 – 8:30 A.M.

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chair 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 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m. Comments are limited to 3 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 Planning Services by Thursday the week prior to the meeting. Planning Services 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 PLANNING SERVICES**

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:** September 10, 2009
ACTION: APPROVED (5-0)
 - b. **River Use Permit:** Transfer of River Use Permit #18 from Steve Pomi/Director of University of Nevada Campus Recreation to Sierra Nevada College
[Staff: Noah Rucker-Triplett/Environmental Management]

Staff Recommendation: Approve one-year provisional permit
ACTION: APPROVED (5-0)

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. **REZONE**

Z08-0032/Weber Creek Quarry submitted by ERIC BRUNIUS (Agent: Art Marinaccio) to rezone from Estate Residential Five-Acre (RE-5) to Industrial (I). The property, identified by Assessor's Parcel Numbers 102-150-16, -25, -28 and 317-120-08, consisting of 95 acres, is located on the east side of Lotus Road north of the intersection with Weber Creek, in the Rescue area, Supervisorial District IV. *[Project Planner: Jason Hade]* (Negative declaration prepared)*

Staff Recommendation: Recommend approval
ACTION: CONTINUED OFF-CALENDAR (5-0)

8. REZONE/TENTATIVE MAP/SPECIAL USE PERMIT

Z06-0027/TM06-1421/S08-0028/Diamante Estates submitted by DIAMANTE DEVELOPMENT, LLC to rezone from Exclusive Agriculture (AE) to Estate Residential 5-Acre (RE-5); a tentative map to create 19 single-family lots ranging in size from 5 acres to 9.9 acres, and one 2.2 acre open space lot; and special use permit request to allow gated access from two encroachments onto Malcolm Dixon Road. The property, identified by Assessor's Parcel Number 126-100-24, consisting of 113.1 acres, is located approximately 0.3 miles northeast of the intersection of Malcolm Dixon Road and Salmon Falls Road, in the El Dorado Hills area, Supervisorial District IV. *[Project Planner: Michael Baron] (Mitigated negative declaration prepared)* (continued from 7/23/09 meeting with re-noticing)*

Staff Recommendation: Recommend approval

ACTION: RECOMMENDED APPROVAL (5-0)

11:00 A.M.

9. 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. *[Staff: Roger Trout] (Negative declaration prepared)* [continued from 6/11/09 & 7/23/09 meetings]*

Staff Recommendation: Recommend approval

ACTION: CONTINUED TO NOVEMBER 12, 2009 (5-0)

10. 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 County of El Dorado Planning Services; 2850 Fairlane Court; Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in County of El Dorado 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.