



# 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

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## CONFORMED AGENDA

### **Regular Meeting November 12, 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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN PLANNING SERVICES**

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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:** October 8, 2009

**ACTION: APPROVED (3-0; Tolhurst absent; Rain abstained)**

b. **2009 Meeting Schedule:** Clerk recommending the regularly scheduled meetings of November 26, 2009, and December 24, 2009, be cancelled.

**ACTION: APPROVED (4-0; Tolhurst absent)**

c. **2010 Meeting Schedule:** Clerk recommending the 2010 Meeting Schedule be approved.

**ACTION: APPROVED (4-0; Tolhurst absent)**

d. **Parcel Map Waiver**

**P09-0012** submitted by BOULDER GLEN INVESTORS/MIKE WITT to create two parcels ranging in size from 40 acres to 120 acres. The property, identified by Assessor's Parcel Number 104-500-07, consisting of 160 acres, is located on Miner's Valley Road, approximately 0.5 mile southeast of the intersection with Salmon Falls Road, in the Pilot Hill area, Supervisorial District IV. [*Project Planner: Tom Dougherty*] (Statutory Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

**Staff Recommendation:** 1. Certify that the project is Exempt from CEQA pursuant to Section 15061 (b) (3); and 2. Approve Parcel Map P09-0012 based on the findings proposed by staff, subject to the conditions as presented.

**ACTION: APPROVED (4-0; Tolhurst absent)**

**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. SPECIAL USE PERMIT**

- a. **S05-0007-R-1/Metro PCS Communication Tower-Camino** submitted by METRO PCS/Timothy Miller to revise a Special Use Permit to allow collocation of six new wireless antennas on an existing monopine and the expansion of the lease area to accommodate radio equipment cabinets and support equipment. The total lease area would be 2,632 square feet. The property, identified by Assessor's Parcel Number 043-011-38, consisting of 43.16 acres, is located on the south side of Carson Road, approximately 1,000 feet east of the intersection with Carson Road and U.S. Highway 50, in the Camino area, Supervisorial District III. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: APPROVED (4-0; Tolhurst absent)**

- b. **S09-0020/Petrone Smog Test Facility** submitted by TOM PETRONE to allow the operation of a smog test only facility within a 1,000 square foot portion of an existing 2,080 square foot commercial building. The Applicant is also requesting either a roof mounted internally illuminated sign above the proposed testing bay (Alternative 1) or a roof mounted internally illuminated sign on the roof line above the office (Alternative 2). The property, identified by Assessor's Parcel Number 124-300-88, consisting of 0.78 acres, is located on the north side of Green Valley Road, approximately 0.25 miles east of the intersection with Sophia Parkway, in the El Dorado Hills area, Supervisorial District I. *[Project Planner: Michael Baron]* (Categorical Exemption pursuant to Section 15301(a) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: APPROVED (4-0; Tolhurst absent)**

- c. **S07-0019/Olde Coloma Theatre** submitted by COLOMA CRESCENT PLAYERS, INC. (Agent: Robert Laurie) to authorize the use of an existing building for live theatre performances with a maximum occupancy of 149 persons. The property, identified by Assessor's Parcel Number 006-290-04, consisting of 19,602 square feet, is located on the south side of Monument Road, approximately 100 feet west of the intersection with Cold Springs Road, in the Coloma area, Supervisorial District IV. *[Project Planner: Jason Hade]* (Categorical Exemption pursuant to Section 15323 of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: CONTINUED TO JANUARY 14, 2010 (4-0; Tolhurst absent)**

- d. **S09-0016/Miraflores Winery Tasting Room and Storage** submitted by VICTOR ALVAREZ (Agent: James Whitmarsh) to authorize the construction of a 3,593 square foot building for storing barrels, assembly area for wine tasting, merchandise sales, and a commercial kitchen for special on-site events. The property, identified by Assessor's Parcel Number 079-010-79, consisting of 134.16 acres, is located on the east side of Four Springs Trail, at the intersection with Sly Park Road, in the Pleasant Valley area, Supervisorial District IV. *[Project Planner: Jason Hade]* (Previously adopted Mitigated Negative Declaration in accordance with CEQA Section 15162)

Staff Recommendation: Approval

**ACTION: APPROVED (4-0; Tolhurst absent)**

8. **PARCEL MAP**

**P08-0030/Harris** submitted by MARY H. NUGENT to create two parcels of 25 acres and 125 acres. The property, identified by Assessor's Parcel Number 101-030-13, consisting of 150 acres, is located at the intersection of Blair Road and Badger Hill Road, in the Pollock Pines area, Supervisorial District II. *[Project Planner: Jason Hade]* (Negative declaration prepared)\* *[continued from 7/23/09, 9/10/09 & 10/08/09 meetings]*

Staff Recommendation: Recommend approval (requires Board of Supervisors 4/5 vote)

**ACTION: CONTINUED TO DECEMBER 10, 2009 (3-0; Tolhurst absent; Heflin recused)**

9. **REZONE/PARCEL MAP**

**Z06-0040/P06-0043** submitted by SUSAN MARCYAN (Agent: Baker-Williams Engineering Group) to rezone from Residential Agricultural 20-Acre-Planned Development (RA-20-PD) to Residential Agricultural 20-Acre (RA-20) and create two parcels, ranging in size from 20.00 acres and 26.23 acres. The property, identified by Assessor's Parcel Number 073-020-43, consisting of 46.23 acres, is located on the northwest side of State Route 193, approximately 3,250 feet east of the intersection with Penobscot Road, in the Cool area, Supervisorial District IV. *[Project Planner: Tom Dougherty]* (Mitigated Negative Declaration prepared)\*

Staff Recommendation: Recommend approval

**ACTION: RECOMMENDED APPROVAL (4-0; Tolhurst absent)**

10. **REZONE/TENTATIVE MAP**

**Z06-0025/TM06-1419/Kamm Park Subdivision** submitted by KAMM GHALAMKAR (Agent: Gene Thorne & Associates, Inc.) to rezone from Estate Residential Five-Acre-Airport Safety (RE-5-AA) to One-Family Residential (R1) for Lots 1-5 and One-Family Residential-Airport Safety (R1-AA) for Lots 6 and 7; Create seven single family residential lots ranging in size from 9,700 gross square feet to 1.98 gross acres; and

Design Waiver Request to deviate from the following El Dorado County Design and Improvement Manual (DISM) standards: (a) Reduction of sidewalk width along Rancho Tierra Court from six feet to four feet; (b) Exceed 3 to 1 lot depth-width ratio for Lot 7; and (c) Reduction of off-site road width from 28 feet to 20 feet with 1-foot shoulders and asphalt concrete (AC) curbs, and without concrete curbs, gutters or sidewalk. The property, identified by Assessor's Parcel Number 116-040-07, consisting of 5.07 acres, is located along the east and west side of Rancho Tierra Court, approximately 0.25 mile south of the intersection with Woodleigh Lane, in the Cameron Park area, Supervisorial District I. [Project Planner: Mel Pabalinas] (Mitigated Negative Declaration prepared)\*

Staff Recommendation: Recommend approval

**ACTION: RECOMMENDED APPROVAL (4-0; Tolhurst absent)**

**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. [Staff: Roger Trout] (Negative declaration prepared)\* [continued from 6/11/09, 7/23/09 & 9/24/09 meetings]

Staff Recommendation: Recommend approval

**ACTION: CONTINUED TO JANUARY 14, 2010 (4-0; Tolhurst absent)**

**12. WORKSHOP**

**Discussion on the application of General Plan Objective 2.2.4 – Density Bonus**

[Staff: Pierre Rivas]

**NO ACTION TAKEN**

**13. 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](mailto: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.

\*\*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.