



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

A G E N D A

Regular Meeting January 14, 2010 – 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:** December 10, 2009
 - b. **River Use Permit:** Transfer of River Use Permit #25 from Don Koolmees/Koolriver Adventure Tours, Inc. to Scott Blankenfeld/California River Adventures, LLC [*Staff: Noah Rucker-Triplett/Environmental Management*]
Staff Recommendation: Approve transfer and one-year provisional permit
 - c. **River Use Permit:** Transfer of 13 weekend user days from River Use Permit #50 (Nathan Rangel/Adventure Connections, Inc.) to River Use Permit #55 (Craig Lomax/Rock-n-Water) [*Staff: Noah Rucker-Triplett/Environmental Management*]
Staff Recommendation: Approve transfer of 13 weekend user days
 - d. **Finding of General Plan Consistency:** GOV09-0006 submitted by EL DORADO COUNTY for a Finding of General Plan Consistency pursuant to Government Code Section 65401 for the acquisition of proposed real property for Gabbro Soils Rare Plant Mitigation. The property, identified by Assessor's Parcel Numbers 070-261-77, 070-261-79, 070-261-80, and 070-261-81, consisting of 20.098 acres, is located at the east end of Palmer Drive, at the intersection with Loma Drive, in the Cameron Park area, Supervisorial District IV. [*Project Planner: Peter Maurer*]
Staff Recommendation: Find request consistent with the General Plan

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. **S09-0021/Burren Flower Essences Home Occupation** submitted by EDWARD MADSEN and ANGELA BURR MADSEN to request an expanded home occupation to allow the production and distribution of flower essence products within a detached accessory building. The property, identified by Assessor's Parcel Numbers 091-150-28 and 091-150-59, consisting of 6 acres, is located on the west side of Holly Drive approximately 1.2 miles south of the intersection with French Creek Road, in the Shingle Springs area, Supervisorial District II. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)**

Staff Recommendation: Approval

- b. **S07-0019/Olde Coloma Theatre** submitted by COLOMA CRESCENT PLAYERS, INC. (Agent: Carol Fallon) 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 15301 of the CEQA Guidelines)** *[continued from 11/12/09 meeting; item re-noticed]*

Staff Recommendation: Approval

8. REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP

Z08-0033/PD09-0006/TM08-1482/Cameron Woods Unit 9 submitted by DAROL RASMUSSEN to: 1. Rezone the following Assessor's Parcel Numbers (APNs): (A) APN 070-011-45 (54.17 acres) from Estate Residential Five-Acre/One-Acre Residential/Professional Office Commercial-Design Control-Airport Safety (RE-5/R1A/CPO-DC-AA) to One-Family Residential- Planned Development-Airport Safety (R1-PD-AA). Approximately 21 acres of Open Space would be zoned Open Space-Planned Development-Airport Safety (OS-PD-AA); (B) APN 070-011-33 (15.74 acres) from Estate Residential Ten-Acre/One-Acre Residential/Professional Office Commercial-Design Control-Airport Safety (RE-10/R1A/CPO-DC-AA) to One-Family Residential-Planned Development-Airport Safety (R1-PD-AA); and (C) APN 083-020-21 (5.56 acres) from Estate Residential Five-Acre-Airport Safety (RE-5-AA) to Professional

Office Commercial-Design Control-Airport Safety (CPO-DC-AA); 2. Development Plan to approve the proposed lotting configuration, circulation plan, and open space lot. No density bonus or modifications to the R1 Development Standards are proposed; and 3. Phased Tentative Map to create 33 residential lots ranging in size from 0.35 acres to 27.03 acres, two commercial lots 0.94 and 3.96 acres in size, and one open space lot. The property, identified by Assessor's Parcel Numbers 070-011-45, 070-011-33, 083-020-21, consisting of 75.47 acres, is located at the end of Cinsant Drive, approximately one-fourth mile northeast of the intersection of Virada and Cameron Park Drive, in the Cameron Park area, Supervisorial District IV. [*Project Planner: Pierre Rivas*] (Mitigated negative declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors

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, 9/24/09 & 11/12/09 meetings*]

ITEM #9 HAS BEEN CONTINUED FROM JANUARY 14, 2010 TO JANUARY 28, 2010 PURSUANT TO ACTION TAKEN BY THE PLANNING COMMISSION ON DECEMBER 10, 2009

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 or online at www.edcgov.us/Planning/ProjectInquiry.asp. 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.