



# 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

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

Char Tim ..... Clerk of the Planning Commission

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## CONFORMED AGENDA

### **Regular Meeting April 8, 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.

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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:** March 11, 2010  
**ACTION: APPROVED (5-0)**
  - b. **River Use Permit:** Transfer of River Use Permit #63 from Christopher-Robin Inc. dba Action Whitewater Adventures of California to Christopher Pyle sole proprietor of Action Whitewater Adventures of California [Staff: Noah Rucker-Triplett/Environmental Management]  
  
**Staff Recommendation:** Approve transfer and 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.**

7. **PUBLIC FORUM/PUBLIC COMMENT**
8. **CERTIFICATE OF COMPLIANCE**

**COC09-0022** submitted by MICHAEL KUHL, PENNY HOCKING, PAULA HUSTEAD, GARY WILLIAMS, TONY ANGULO, SAM ANGULO, and FRED ANGULO for Conditional Certificate of Compliance for Assessor's Parcel Numbers 011-030-45 and 011-030-46 which were subdivided into three parcels by a court order in 1994 and transferred by Grant Deeds in 1994. The property, identified by Assessor's Parcel Numbers 011-030-45 and 011-030-46, consisting of 214.17 acres, is located on the north side of Union Valley Reservoir, approximately two miles west of the intersection of NF-12N52 and NF-12N78 Roads, in the Ice House area, Supervisorial District IV. [Project Planner: Tom Dougherty] (Statutory Exemption pursuant to Section 15061.b.3 of the CEQA Guidelines)\*\* [continued from 2/25/10 meeting]

Staff Recommendation: Recommend approval to the Board of Supervisors  
**ACTION: RECOMMENDED APPROVAL (5-0)**

9. **SPECIAL USE PERMIT REVISION**

**S09-0001-R/Diamond Springs Retail Center Monument Sign** submitted by PALOS VERDES PROPERTIES (Agent: Western Sign Company, Inc./Dennis Small) to authorize construction of one nine-foot tall by 12-foot wide internally illuminated monument sign with 50 square feet of display area for the Diamond Springs retail center. The property, identified by Assessor's Parcel Number 054-342-35, consisting of 1.1 acres, is located on the north side of Pleasant Valley Road at the intersection with State Route 49, in the Diamond Springs area, Supervisorial District III. [*Project Planner: Jason Hade*] (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval  
**ACTION: APPROVED (5-0)**

10. **SPECIAL USE PERMIT**

- a. **S09-0023/Vom Hognadottier's Dog Kennel** submitted by HALLDORA BETTY BURDEN and BOB HARBIENTNER to allow the operation of an existing commercial kennel to house a maximum of 40 dogs for the purpose of breeding and sales, and expansion of the existing storage shed by 632 square feet for a total of 992 square feet; and allow one 5.5 square-foot off-premise sign on property identified by Assessor's Parcel Number 104-370-22. The kennel site is located on property identified by Assessor's Parcel Numbers 104-370-20 and 104-370-21, consisting of 10.216 acres, is located on the south side of Mandarin Lane, approximately 1,000 feet west of the intersection with Salmon Falls Road, in the Pilot Hill area, Supervisorial District IV. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines)\*\*

Staff Recommendation: Approval  
**ACTION: APPROVED (5-0)**

- b. **S09-0014/Greenwood Kingdom Hall** submitted by CONGREGATION OF JEHOVAH'S WITNESSES (Agent: Sean Bondar) to allow a 4,540 square foot religious facility with a 600 square foot covered drop-off area. Parking would be provided for up to 66 vehicles. Outdoor lighting and landscaping to be provided within the parking areas. The facility would be utilized on Thursday evenings from 7:00PM to 9:00PM and Sunday from 10:00AM to 12:00PM. Additional meetings would be held during the weekdays Monday through Saturday beginning at 9:00AM. The project includes a request for a 40 square foot monument sign identifying the Kingdom Hall facility. The sign would be approximately 5 feet in height and 8 feet in width. The property, identified by Assessor's Parcel Numbers 074-173-03, 074-173-06, and 074-173-12, consisting of 2.44 acres, is located on the west side of Greenwood Road, approximately 500 feet northwest of the

intersection with Ricci Road, in the Greenwood area, Supervisorial District IV. [Project Planner: Gina Paolini] (Mitigated negative declaration prepared)\*

Staff Recommendation: Approval

**ACTION: CONTINUED OFF-CALENDAR (5-0)**

**11. WILLIAMSON ACT CONTRACT**

**WAC09-0001** submitted by ROY and MARILYN RUTZ to amend existing Agricultural Preserve Number 313 through a partial roll-out and establishment of a new Agricultural Preserve. The property, identified by Assessor's Parcel Numbers 088-020-72, 088-020-79, 088-020-81, and 088-020-82, consisting of 307.51 acres, is located along the east side of Hackomiller Road, at the intersection with Garden Valley Road, in the Garden Valley area, Supervisorial District IV. [Project Planner: Aaron Mount] (Categorical Exemption pursuant to Section 15317 of the CEQA Guidelines)\*\*

Staff Recommendation: Recommend approval

**ACTION: RECOMMENDED APPROVAL (5-0)**

**12. REZONE/TENTATIVE MAP/SPECIAL USE PERMIT**

**Z07-0040/TM07-1454/S09-0012/Sundance Subdivision** submitted by CHRISTOPHER A. BEAUCHAMP (Agent: Carlton Engineering/Cesar Montes de Oca) to request the following: 1. Rezone from Exclusive Agricultural (AE) to Estate Residential Ten-Acre (RE-10); 2. Tentative map to create 28 lots ranging in size from 10 to 14.8 acres; 3. Special use permit to allow the gating of proposed Road "A" at the intersection with Pilot View Drive; and 4. Design waiver requests to: (a) Permit proposed lots 15 and 16 to exceed the 3:1 depth to width lot ratio; and (b) Permit a reduction in the shoulder width for proposed Road "B" from 10 feet as required in the Design and Improvement Standards Manual to two feet. The property, identified by Assessor's Parcel Numbers 104-520-04, 104-520-05, and 104-520-06, consisting of 298.19 acres, is located on the south side of Rattlesnake Bar Road, approximately 0.8 miles east of the intersection with Highway 49, in the Pilot Hill area, Supervisorial District IV. [Project Planner: Jason Hade] (Mitigated negative declaration prepared)\* [continued from 1/28/10 & 2/25/10 meetings]

Staff Recommendation: Recommend approval with denial of Special Use Permit to the Board of Supervisors

**ACTION: CONTINUED OFF-CALENDAR (5-0)**

**13. REZONE/PLANNED DEVELOPMENT/PARCEL MAP**

**Z09-0002/PD09-0002/P09-0003/Golden Foothills Condominiums** submitted by BAHRAM MORID to: (1) Rezone from Research & Development-Design Control (R&D-DC) zone district to Research & Development-Planned Development (R&D-PD) zone district; (2) Development Plan for 5 air space condominium units ranging in size from 5,490 square feet to 19,300 square feet from one existing 45,420 square foot professional office building and 2.75 acre common area; and (3) a Tentative Parcel Map

creating 5 commercial condominiums and common area.. The property, identified by Assessor's Parcel Number 117-060-46, consisting of 3.79 acres, is located on the west side of Latrobe Road approximately 200 feet south of the intersection with Golden Foothills Parkway, in the El Dorado Hills area, Supervisorial District II. *[Project Planner: Michael Baron]* (Categorical Exemption pursuant to Section 15301(k) of the CEQA Guidelines)\*\*

Staff Recommendation: Recommend approval  
**ACTION: RECOMMENDED APPROVAL (5-0)**

**14. 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 or online at [www.edcgov.us/Planning/ProjectInquiry.asp](http://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.