



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

CONFORMED AGENDA

Regular Meeting November 18, 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, written information from the public is encouraged to be submitted 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:** October 14, 2010
ACTION: APPROVED (3-0; Pratt, Tolhurst absent)
 - b. **2011 Meeting Schedule:** Clerk recommending the 2011 Meeting Schedule be approved.
ACTION: APPROVED (3-0; Pratt, 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.

7. **PUBLIC FORUM/PUBLIC COMMENT**

8. **REZONE**

Z08-0011/Jose Wine Cave submitted by ALFONSO P. ELENA (Agent: Ted Bechard) to rezone from Residential Agricultural-20 (RA-20) to Planned Agricultural (PA). The property, identified by Assessor's Parcel Number 088-440-13, consisting of 40.01 acres, is located on the west side of Prospectors Road, approximately one mile north of the intersection with Marshall Road, in the Coloma area, Supervisorial District IV. [*Project Planner: Aaron Mount*] (Negative declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors
ACTION: RECOMMENDED APPROVAL (3-0; Pratt, Tolhurst absent)

9. **SPECIAL USE PERMIT**

- a. **S10-0003/Hotshot Imaging Roof Sign** submitted by HOTSHOT IMAGING INC./ERIC KROMPS to authorize a 54 square-foot unlit roof sign. The property, identified by Assessor's Parcel Number 006-550-37, consisting of 1.29 acres, is located on the south side of State Route 49, approximately 800 feet west of the intersection with Lotus Road, in the Lotus/Coloma area, Supervisorial District IV. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)**

Staff Recommendation: Approval

ACTION: APPROVED (3-0; Pratt, Tolhurst absent)

- b. **S01-0034-R/Toogood Estate Winery** submitted by PAUL TOOGOOD to revise Special Use Permit S01-0034 to modify the project description to allow for the use of a commercial kitchen to cater up to 40 off-site events per year. All uses permitted by right would be permitted in accordance with Chapter 17.14.200 (Wineries). The property, identified by Assessor's Parcel Number 094-010-73, consisting of 40 acres, is located on the south side of Fairplay Road, approximately two miles east of the intersection with Mt. Aukum Road, in the Fairplay area, Supervisorial District II. *[Project Planner: Gina Paolini]* (Categorical Exemption pursuant to Section 15301(a) of the CEQA Guidelines)**

Staff Recommendation: Approval

ACTION: APPROVED (3-0; Pratt, Tolhurst absent)

10. **REZONE/PARCEL MAP**

- a. **Z09-0009/P09-0013** submitted by ANTHONY P. DEVILLE, SR and LINDA DEVILLE (Agent: C.J. Smith, III) to rezone from Estate Residential (RE-10) to Estate Residential Five-Acre (RE-5) and Tentative Parcel Map to create two parcels, each five acres in size. The property, identified by Assessor's Parcel Number 070-131-07, consisting of 10 acres, is located on the west side of Sierra Vista Road, approximately 1.2 miles south of the intersection with Green Valley Road, in the Rescue area, Supervisorial District IV. *[Project Planner: Gina Paolini]* (Negative declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors

ACTION: CONTINUED OFF-CALENDAR (3-0; Pratt, Tolhurst absent)

- b. **Z09-0010/P09-0014** submitted by ANTHONY P. DEVILLE, JR and SHARON DEVILLE (Agent: C.J. Smith, III) to rezone from Estate Residential (RE-10) to Estate Residential Five-Acre (RE-5) and Tentative Parcel Map to create two parcels, each five acres in size. The property, identified by Assessor's Parcel Number 070-131-16, consisting of 10.01 acres, is located on the west side of Sierra Vista Road, approximately 1.2 miles south of the intersection with Green Valley Road, in the Rescue area, Supervisorial District IV. [*Project Planner: Gina Paolini*] (Negative declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors

ACTION: CONTINUED OFF-CALENDAR (3-0; Pratt, Tolhurst absent)

- c. **Z06-0020/P05-0004/Harrington Business Park** submitted by PATRICIA HARRINGTON and MICHAEL QUIGLEY (Agent: Gene E. Thorne & Associates, Inc.) to rezone from Estate Residential (RE-10) to Industrial-Design Community (I-DC) for APN 329-280-15 and from Estate Residential /Commercial (RE-10/C) to Industrial-Design Community (I-DC) (north of State Route 49) and Commercial-Design Community (C-DC) (south of State Route 49) for APN 329-280-16; and Industrial/commercial tentative parcel map to create seven commercial parcels, 35 industrial parcels, and one miscellaneous parcel for a total of 43 parcels ranging in size from 0.34 to 10.65 acres. The property, identified by Assessor's Parcel Numbers 329-280-15 and 329-280-16, consisting of 76.59 acres, is located on the south side of State Route 49/Pleasant Valley Road, approximately 0.25 miles west of the intersection with Missouri Flat Road, in the El Dorado-Diamond Springs area, Supervisorial District III. [*Project Planner: Mel Pabalinas*] (Mitigated negative declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors

ACTION: CONTINUED OFF-CALENDAR (3-0; Pratt, Tolhurst absent)

1:00 P.M.

11. REZONE/TENTATIVE MAP/SPECIAL USE PERMIT

Z07-0040/TM07-1454/S09-0012/Sundance Subdivision submitted by CHRISTOPHER A. BEAUCHAMP (Agent: red2blue Consulting Services/Carl A. Sloan) to request the following: 1. Rezone from Exclusive Agricultural (AE) to Estate Residential (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" approximately 870 feet north of 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 to two feet as required in the Design and Improvement Standards Manual. 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 mile east of the intersection with Highway 49, in the Pilot Hill area, Supervisorial District IV. *[Project Contact: Roger Trout]* (Mitigated negative declaration prepared/SCH#2009122050)* *[continued from the 10/28/10 meeting due to lack of a quorum]*

Staff Recommendation: Recommend approval for Rezone and Tentative Map; Recommend denial for Special Use Permit

ACTION: RECOMMENDED APPROVAL (3-0; Pratt, Tolhurst absent)

12. **LAND DEVELOPMENT MANUAL**

Adoption of Land Development Manual and Standard Plans (hereinafter “Manuals”). Sections 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. *[Project Contact: Roger Trout]* (Negative declaration prepared)* *[continued from the 10/28/10 meeting due to lack of a quorum]*

Staff Recommendation: Recommend approval

ACTION: CONTINUED TO DECEMBER 9, 2010 (3-0; Pratt, Tolhurst absent)

13. **ZONING ORDINANCE UPDATE REVIEW**

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.

*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.