



EL DORADO COUNTY PLANNING DEPARTMENT

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Chris Chaloupka District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

2850 Fairlane Court • Placerville, CA 95667
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
October 14, 2004 – 8:30 A.M.
BUILDING C HEARING ROOM
2850 Fairlane Court, Placerville, CA**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman 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 ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to five 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 the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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 9, 2004
ACTION: Continued to November 18, 2004

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **FINDING OF CONSISTENCY** (Public Hearing)
 - a. Request submitted by the LATROBE FIRE PROTECTION DISTRICT for a finding of consistency on the update to their Capital Improvement Plan.

STAFF (Fire District) **Recommendation:** Find request consistent with General Plan
ACTION: Continued to December 9, 2004
8. **DESIGN REVIEWS** (Public Hearing)
 - a. **DR04-0002/Cool Country Properties Office Building** submitted by ROBERT and KAREN O'BRIEN (Agent: Timothy Sheil, AIA) for the construction of a 2,700 square foot commercial office building; 1,200 square foot garage/storage building; and one monument sign with 27 square feet of sign area. The property, identified by Assessor's Parcel Number 071-091-47, consists of 2.0 acres, is located on the northeast corner of Aaron Cool Drive and the intersection Highway 49, in the **Cool area**. (Mitigated negative declaration prepared)*

STAFF (JH) **Recommendation:** Conditional approval
ACTION: Continued to November 18, 2004, after 1:30 p.m.

9. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S04-0004** submitted by the PLACERVILLE CHURCH OF THE NAZARENE (Agent: Dan Kinnoin, TPC Architects, Inc.) to allow the construction of a church campus to be phased in as follows: Phase 1 – 6,200 square foot multi-use building; Phase 2a – 8,000 square foot multi-use building and a 700 square foot maintenance building; Phase 2b – 4,000 square foot addition to Phase 2a building; and Phase 3 – 6,200 square foot Christian education building and a 2,000 square foot parsonage. Parking will be phased with the development. Maximum parking will include 303 spaces. An outdoor play area will include turf and playground equipment; and an outdoor baptistry and plaza are planned in the future. A 24-square foot monument sign is proposed to face Mother Lode Drive. The property, identified by Assessor's Parcel Number 329-080-24, is located on the southwest side of El Dorado Road, 200 feet southeast of the intersection with Mother Lode Drive, in the **El Dorado area.** (Negative declaration prepared)*

STAFF (LM) Recommendation: Conditional approval
ACTION: Continued to November 18, 2004, after 1:30 p.m.

- b. **S04-0009/Chateau Routon Wine Tasting Room** submitted by BOB ROUNTON to allow a temporary tasting room, weddings on site between May 1 to September 30 of each calendar year with no limit on the number of weddings and not exceeding 125 persons at any one time on the site, and six wine tasting special events per calendar year limited to 100 or fewer persons per event at the temporary wine tasting room. The wine tasting room will be located in an existing 1,542 square foot residence. The property, identified by Assessor's Parcel Number 094-210-29, consists of 55.64 acres, is located on the south side of Omo Ranch Road approximately two-thirds of a mile east of the intersection with Mt. Aukum Road, in the **Somerset/Mt. Aukum area.** (Negative declaration prepared)*

This item was continued from the meeting of September 9, 2004.

STAFF (RE) Recommendation: Conditional approval
ACTION: Continued to November 18, 2004, after 1:30 p.m.

- c. **S04-0006** submitted by the B.P.O. ELKS LODGE #1712 (Agent: Ray Nivison) to allow a member only recreational vehicle overnight parking site adjacent to the Elks Club currently located on the subject parcel. The property, identified by Assessor's Parcel Number 109-402-19, consists of 1.731 acres, is located on the north side of Quest Court, at the intersection with Product Drive in the Barnett Business Park, in the Shingle Springs area. (Categorically exempt pursuant to Section 15303(c) and (e) of the CEQA Guidelines)**

STAFF (MM) Recommendation: Conditional approval
ACTION: Continued to November 18, 2004,

10. **DEPARTMENT OF TRANSPORTATION**
11. **COUNTY COUNSEL'S REPORTS**
12. **DIRECTOR'S REPORTS**
13. **ADJOURNMENT**

Respectfully submitted,
PETER N. MAURER, Acting Planning Director

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 Peter N. Maurer, Acting Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 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.

Meetings for the Month of October

October 14, 2004; 8:30 a.m. – Regular
October 28, 2004; 8:30 a.m. – Regular