



EL DORADO COUNTY PLANNING SERVICES

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
<http://www.co.el-dorado.ca.us/planning>
Phone: (530) 621-5355
Fax: (530) 642-0508

A G E N D A

**Regular Meeting of the Planning Commission
December 8, 2005 – 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.

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 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:** November 17, 2005
ACTION:

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. **ZONING BOUNDARY AMENDMENT** (Public Hearing)

- a. **Z04-0012/Mira Flores Winery** submitted by DR. VICTOR ALVAREZ (Agent: Jim Willson, Carlton Engineering, Inc.) to rezone properties from Estate Residential Ten-acre (RE-10), Residential Agricultural Twenty-acre (RA-20), and Residential Agricultural Forty-acre (RA-40) to Planned Agriculture (PA). The properties, identified by Assessor's Parcel Numbers 079-010-79, -10, and -76, consist of 185.16 acres, are located on the south side of Sly Park Road, 1.5 miles east of the intersection with Mt. Aukum Road and Pleasant Valley Road, in the **Pleasant Valley area.** (Negative declaration prepared)*

The **Board of Supervisors** will consider this application on **January 10, 2006,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found consistent with the County General Plan.

STAFF (LM) **Recommendation:** Continue to meeting of January 12, 2006
ACTION:

8. **PLANNED DEVELOPMENT** (Public Hearing)

- a. **PD05-0004/Green Valley Station** submitted by GREEN VALLEY, LLC (Agent: Carlton Engineering, Inc.) to allow the development of a commercial shopping center on a 12.94-acre parcel. The project consists of a 64,079 square foot commercial shopping center that includes a two drive-up fast food establishments and a pharmacy retailer with a drive-up pharmacy window. A planned sign program for the shopping center has been provided. This project covers 7.7 acres (59 percent) of the lot. The other portion may be developed in the future; however, there is no development plan available at this time. The remaining 5.24 acres of the site will remain vacant for the present time. The property, identified by Assessor's Parcel Number 116-301-01, is located on the southeast side of Green Valley Road, east of the intersection with Cambridge Road, in the **Cameron Park area**. (Mitigated negative declaration prepared)*

STAFF (GH) Recommendation: Conditional approval
ACTION:

9. **DESIGN REVIEW** (Public Hearing)

- a. **DR05-0014** submitted by RANDY JOHNSON (Agent: B. C. Schmidt Construction) for the construction of a 5,000 square foot pre-engineered metal storage building, associated parking area, and landscaping. The property, identified by Assessor's Parcel Number 060-050-51, consists of 4.5 acres, is located on the southwest side of State Route 193, just west of the intersection with Weed Patch Court, in the **Greenwood area**. (Negative declaration prepared)*

STAFF (TD) Recommendation: Conditional approval
ACTION:

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

- a. **S05-0024** submitted by VERIZON WIRELESS (Agent: Complete Wireless/Jennifer Walker) to allow the construction and operation of a wireless telecommunications facility to include ground-mounted equipment and a 120-foot mono-pine tower designed for future collocation. The property, identified by Assessor's Parcel Numbers 011-090-07, consists of 500.63 acres, is located on the north side of Weber Mill Road, approximately one-half mile southeast of the intersection with Ice House Road, in the **Ice House/American River Canyon Area**. (Negative declaration prepared)*

STAFF (TD) Recommendation: Conditional approval
ACTION:

11. **FINDING OF CONSISTENCY** (Public Hearing)

- a. County Capital Improvement Plan: A request submitted by the EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION for their 5-Year Capital Improvement Program/FY05/06 through FY09/10. (Exempt pursuant to Section 15276(a) of the State CEQA Guidelines)*

STAFF (DOT) Recommendation: Find request consistent with General Plan

ACTION:

12. **INTERPRETATION**

- a. Discussion pertaining to setbacks for agricultural structures.

STAFF (PM) Recommendation: See staff report on file in Planning Services

ACTION:

DEPARTMENT OF TRANSPORTATION

11. **COUNTY COUNSEL'S REPORTS**

12. **DIRECTOR'S REPORTS**

13. **ADJOURNMENT**

Respectfully submitted,
GREGORY L. FUZ, Development Services 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 Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

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

Meetings for the Month of December

December 8, 2005; 8:30 a.m. – Regular

December 22, 2005; 8:30 a.m. – Regular – **Cancelled due to holiday**

Meetings for the Month of January

January 12, 2006; 8:30 a.m. – Regular

January 26, 2006; 8:30 a.m. - Regular