



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

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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
January 12, 2006 – 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**

- b. **S88-0026R2** submitted by THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS (Agent: Patrick Elmer) to revise the subject special use permit to allow two 400 square foot additions to the existing meeting house and add 42 new parking spaces to the parking area. The property, identified by Assessor's Parcel Number 067-270-32, consists of 11.068 acres, is located on the north side of Green Valley Road, 100 feet east of the intersection with Loch Way, in the **El Dorado Hills area.** (Categorically exempt pursuant to Section 15301(e) of the CEQA Guidelines)**

STAFF (Tom Dougherty) Recommendation: Conditional approval
ACTION: Conditionally approved

- c. **S05-0020** submitted by the AMERICAN RIVER FOLK SOCIETY, KFOK-LPFM Georgetown Radio Station/Patrick H. Leeds, AMP Chairman, to allow the construction of a new 60-foot radio antenna tower and an unmanned radio equipment transmitter shelter within a 10 by 10 foot lease area. The property, identified by Assessor's Parcel Number 061-490-02, consists of 3.32 acres, is located on the south of Hotchkiss Hill Road, approximately 1.25 miles east of Wentworth Springs Road and approximately 2.44 miles from State Route 193, in the **Georgetown area.** (Exempt pursuant to Section 15305 of the CEQA Guidelines)**

STAFF (John Heiser) Recommendation: Conditional approval
ACTION: Conditionally approved

9. SPECIFIC PLAN/SPECIAL USE PERMIT (Public Hearing)

- a. **SP04-0023/S04-0043** submitted by LENNAR COMMUNITIES (Agent: Don Barnett) to amend the Valley View Specific Plan text to modify the Multi-Use Open Space (MOS) land use category district of the Specific Plan to allow commercial and private recreation centers by special use permit. A special use permit for the construction of a 9,350 square foot recreation center to serve the residents at Blackstone El Dorado (formerly Valle View) will also be considered. The recreation center is proposed to be located on property identified by Assessor's Parcel Number 108-730-21, which consists of 2.91 acres. The Valley View Specific Plan area consists of approximately 2,037 acres which lie east of Latrobe Road and south of the Town Center commercial area in the southern part of the El Dorado Hills area. The recreation center project site is located within the proposed West Valley Village development on the east side of Latrobe Road, approximately two miles south of the intersection with U.S. Highway 50, in the **El Dorado Hills area.** (Tiered mitigated negative declaration prepared pursuant to Section 15152 of the CEQA Guidelines)*

12. **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)*

This item was continued from the meeting of December 8, 2005.

STAFF (Gina Hunter) Recommendation: Conditional approval
ACTION: Continued to January 26, 2006

13. **DEPARTMENT OF TRANSPORTATION**

14. **COUNTY COUNSEL'S REPORTS**

15. **DIRECTOR'S REPORTS**

16. **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 January

January 12, 2006; 8:30 a.m. – Regular

January 26, 2006; 8:30 a.m. – Regular