



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 26, 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**

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:** January 12, 2006
ACTION: Approved

b. **Election of Officers:** The Commission will elect a Chair, First Vice Chair, and Second Vice Chair for 2006.
ACTION: Chair – John Knight; First Vice Chair – Dave Machado; Second Vice Chair – John Mac Cready

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

a. **S05-0026** submitted by VERIZON WIRELESS (Agent: Jennifer Walker) to allow the construction and operation of a new wireless telecommunications facility consisting of a 69-foot tall monopine and 6 panel antennas with a future expansion of an additional 6 panel antennas and 2 future microwave dishes. Also proposed are a 240 square foot equipment shelter, 2 air conditioning units, electrical and telephone cabinets, 300 watt light, and an emergency back up generator within a fenced enclosure located within a 2,000 square foot lease area. The property, identified by Assessor's Parcel Number 329-020-28, consists of 5.0 acres, is located on the north side of Strickland Mine Road, adjacent to U.S. Highway 50 and 0.68 mile northwest of the intersection with El Dorado Road, in the **Diamond Springs/El Dorado area.** (Mitigated negative declaration prepared)*

STAFF (John Heiser)
ACTION:

Recommendation: Conditional approval
Conditionally approved

- b. **S05-0028** submitted by VERIZON WIRELESS (Agent: Complete Wireless) to allow the establishment of a wireless telecommunications facility to include ground-mounted equipment and a 100-foot monopine tower with 12 antennas. The property, identified by Assessor's Parcel Number 109-250-45, consists of 4.67 acres, is located on the north side of Lariat Drive, 754 feet west of the intersection with Flying C Road, in the **Cameron Park area**. (Negative declaration prepared)*

STAFF (Tom Dougherty) Recommendation: Conditional approval
ACTION: Continued to February 23, 2006

8. FINDING OF CONSISTENCY (Public Hearing)

- a. Consideration of a request submitted by the EL DORADO COUNTY GENERAL SERVICES DEPARTMENT for a finding of consistency with the General Plan for the long-term lease/acquisition of real property identified by Assessor's Parcel Number 107-052-01 (990 Lassen Lane, El Dorado Hills, CA). The County proposes to acquire by lease the right to use the currently vacant fire station located on the subject property and convert the existing 7,312 square foot building into a public meeting and activity facility for the senior citizens of El Dorado County. The property is located on the south side of Lassen Lane, at the intersection with El Dorado Hills Boulevard, in the El Dorado Hills area.

The **Board of Supervisors** will hold a public hearing on **February 28, 2006**, at **2:00 p.m.**, in the Supervisors Meeting Room 330 Fair Lane, Placerville, CA 95667, to consider authorizing the General Services Department to acquire and convert the above subject property for the proposed use. At this same hearing, the Board will consider adoption of an environmental document prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines that evaluates the impacts of the proposed project. The CEQA document for this project is currently being drafted, and the circulation/review period for the document will be advertised at a later date.

STAFF (Gina Hunter) Recommendation: Find request consistent with General Plan
ACTION: Request found consistent with General Plan

9. TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT (Public Hearing)

- a. **TM01-1377R/PD01-0004R – Serrano, Village K1 and K2** submitted by SERRANO ASSOCIATES, LLC (Agent: Kirk Bone). The revision would add 16 lots to the project and allow the development of duplex units on corner lots and lots fronting the golf course. Design waivers have been requested to allow the following: a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Courbet Way, Da Vinci Drive, Panni Way, Raphael Drive, and 36 feet for Martin Court, Crivelli Court, Bronzino Court, Cosivo Court, Mondrian Court, Boldin Court, Klee Court, Van Eyck Court, 7 Court, 8 Court, Da Vinci Court, and Raphael Court; b. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-

way of 46 feet radius; and c. A reduction in sidewalk width from 6 to 4 feet. The properties, identified by Assessor's Parcel Numbers 113-640-01; 113-650-01; 113-550-05; and 113-560-01 and -02, are located on the north and south side of Greenview Drive, between the intersections with Cordero Way and Courbet Way, in the **El Dorado Hills area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)*

STAFF (Aaron Mount) Recommendation: Conditional approval
ACTION: Conditionally approved

10. WORKSHOP

- a. Winery Ordinance: Discussion between staff and the Planning Commission regarding the County's regulation of wineries, wine tasting facilities, and other ranch marketing accessory uses.

STAFF (Pierre Rivas) Recommendation: For discussion only
ACTION: No action taken

11. GENERAL PLAN AMENDMENT (Public Hearing)

- a. General Plan Amendment initiated by the EL DORADO COUNTY BOARD OF SUPERVISORS to consider the following: Amendment to General Plan Policy 2.2.1.5 to include a footnote to Table 2-3, Building Intensities, to allow Floor Area Ratios (FAR) standards to be exceeded on a project-by-project basis if the project proposal is fully analyzed in a discretionary planned development review process and the project impacts are avoided, mitigated to the same, or to a greater, extent than is analyzed in the 2004 General Plan Environmental Impact Report, or are found not to be substantially more severe than the impacts analyzed in the 2004 General Plan EIR. Further, the Commission will consider an amendment to Policy 2.2.1.5, Table 2-3, Building Intensities, deleting the Maximum Impervious Surface percentage standards.

STAFF (Steven Hust) Recommendation: Recommend approval
ACTION: Recommended approval with an 85 percent maximum impervious surface

12. WORKSHOP

- a. Discussion between staff and the Planning Commission regarding comprehensive revisions to the Floor Area Ratios (FAR) and other related General Plan policies.

STAFF (Steven Hust) Recommendation: For discussion only
ACTION: Continued to February 9, 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 February

February 9, 2006; 8:30 a.m. – Regular
February 23, 2006; 8:30 a.m. – Regular

ADDENDUM

- 9.b. **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 January 12, 2006.

STAFF (Gina Hunter)

Recommendation: Conditional approval

ACTION:

Conditionally approved