



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
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
February 9, 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 26, 2006
ACTION: Approved, as corrected
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. **S05-0001/Veerkamp Debris Recycling Center** submitted by DOUG VEERKAMP GENERAL ENGINEERING, INC., to allow the conversion of a 20-acre leased area within the existing Wetsel-Oviatt industrial facility from a lumber mill to a debris recycling center. The applicant proposes to transport asphalt, concrete, clean fill dirt, green waste, and construction materials from excavation and grading activities in the El Dorado Hills, Cameron Park, and Folsom areas for storage on site. Rock and dirt will be stored in a four-acre area of the site, will be screened daily, and hauled off site to local construction projects. Concrete and asphalt will be stockpiled on a half acre area, and once a year a portable crushing plant, presently utilized for off site recycling, will be brought to the project site to crush and process the material. Wood and green waste will be spread out uncovered on a one-half acre area to maintain decomposing heat below 122 degrees Fahrenheit. Every 2,000 cubic yards, or approximately twice per year, the organic waste will be ground and processed. The recycled materials will be offered for resale to licensed contractors only. The off-site crushing activity is not being considered under this special use permit application. Three to seven employees will be hired to operate the following machinery: water truck, screening plant, tub grinder, portable crushing plant, and loaders. Hours of operation will be 7 AM to 4:30 PM, Monday through Saturday.

The applicant will hold the lease to the site until March 2007. The use can be extended beyond this date through the special use permit revision process. The property, identified by Assessor's Parcel Number 108-050-06, consists of 55.69 acres, is located on the south side of Wetsel-Oviatt Road, one mile southwest of the intersection with Latrobe Road, in the **El Dorado Hills area**. (Mitigated negative declaration prepared.)*

STAFF (Lillian Mac Leod) Recommendation: Conditional approval
ACTION: Conditionally approved

- b. **S05-0021** submitted by NEXTEL COMMUNICATIONS (Agent: Dee Ann Coble/Cal Com Systems) to allow the establishment of a wireless telecommunications facility to include ground-mounted equipment and a 55-foot monopine tower with 12 antennas at the 51-foot level. The property, identified by Assessor's Parcel Number 087-101-08, consists of 44.51 acres, is located on the east side of Latrobe Road, approximately eight miles south of the intersection with U.S. Highway 50, in the **Latrobe area**. (Negative declaration prepared)*

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

- c. **S05-0025** submitted by VERIZON WIRELESS COMMUNICATIONS (Agent: Jennifer Walker) to allow the construction and operation of a new wireless tower disguised as a 110-foot monopine. The facility will consist of three antenna sectors, two proposed and one future; two future collocation antennas per sector (12 total antennas); two future microwave dishes; and ground equipment within a 50 by 50 foot lease area. The property, identified by Assessor's Parcel Number 042-680-02, consists of 20 acres, is located on the north side of Bushwacker Lane, 1,150 feet east of the intersection with Starkes Grade Road, in the **Pollock Pines area**. (Negative declaration prepared)*

STAFF (Mike Baron) Recommendation: Conditional approval
ACTION: Continued to March 23, 2006

- d. **S03-0035R** submitted by ROLLING HILLS CHRISTIAN CHURCH (Agent: Pete Bernardoni) to revise the subject special use permit as follows: 1. Eliminate Condition 18 requiring construction of a sidewalk on Windfield Way; and 2. Eliminate the requirement under Condition 19 for a handicapped path of travel to Windfield Way. The properties, identified by Assessor's Parcel Numbers 108-040-49 and 108-500-03, consisting of 11.315 and 6.64 acres respectively, are located on the south side of White Rock Road, approximately one mile west of the intersection with Latrobe Road, in the **El Dorado Hills area**. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)*

STAFF (Lillian Mac Leod) Recommendation: Denial
ACTION: Approved with only Condition 18 deleted

8. **ZONE CHANGE/PLANNED DEVELOPMENT/PARCEL MAP** (Public Hearing)

- a. **Z04-0024/PD04-0008/P04-0011** submitted by KEVIN WOODBURY (Engineer: Jon Delling) to rezone properties from Planned Commercial-Design Control (CP-DC) to Planned Commercial-Planned Development (CP-PD); a development plan for a 35,286 square foot general office and medical development on four parcels, with a combined area of 3.42 acres; and a tentative parcel map reconfiguring the existing lots into 10 parcels. Each parcel will contain one building ranging in size from 2,531 to 7,414 square feet. A planned sign program for the office complex has been provided. This is a phased development, with 21,007 square feet to be developed with the first phase, and 14, 279 square feet to be developed in the second phase. Phase II of the project will remain undeveloped until the County adopts an Integrated Natural Resources Management Plan or an Oak Tree Preservation Ordinance that would allow for the reasonable removal of the oak canopy or native oak woodland habitat that presently exists on the site. The properties, identified by Assessor's Parcel Numbers 109-212-08, -09, -10, and -11, are located on the north side of Robin Lane, 400 feet east of the intersection with Cameron Park Drive, in the **Cameron Park area**. (Mitigated negative declaration prepared)*

The **Board of Supervisors** will consider this project on **March 7, 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 to be consistent with the County General Plan.

STAFF (Gina Hunter) Recommendation: Recommend approval
ACTION: Recommended approval

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

- a. **TM01-1381R/Development Plan PD01-0009R** submitted by SERRANO ASSOCIATES, LLC (Agent: Kirk Bone) to revise the subject tentative map and development plan, creating 103 residential lots and 5 open space lots ranging in size from 0.50 acre to 29.57 acres, with the following design waivers: a. Reduction of road right-of-way to conform to actual street width improvements from 50 to 46 feet for Western Sierra Way and Greyson Creek Drive; b. Reduction of road right-of-way to conform to actual street width improvements from 50 to 36 feet for C, D, E, F, G, H, J, K, and L Courts; and c. A reduction in cul-de-sac turnarounds to 80 feet diameter improved surface in a right-of-way of 47 feet radius (94 feet right-of-way). The properties, identified by Assessor's Parcel Numbers 113-050-45, -46, -48, -49, -50 and 113-550-05 and -08, consist of 164.88 acres, are located on the east side of the current terminus of Western Sierra Drive and Greyson Creek Drive, in the **El Dorado Hills area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)*

STAFF (Mike Baron) Recommendation:
ACTION: Conditionally approved

10. **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 February

February 9, 2006; 8:30 a.m. – Regular
February 26, 2006; 8:30 a.m. – Regular

ADDENDUM

This item was continued from the meeting of January 26, 2006, and will be considered after Item 9.a.

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 (Peter Maurer)
ACTION:

Recommendation: For discussion only
No action taken