



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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A G E N D A

**Regular Meeting of the Planning Commission
April 13, 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:** March 23, 2006
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. **FINDING OF CONSISTENCY** (Public Hearing)
 - a. Request submitted by the LAKE VALLEY FIRE PROTECTION DISTRICT for a finding of consistency with the General Plan for the annual update of their capital improvement plan.

STAFF (Fire District) **Recommendation:** Find request consistent with General Plan

ACTION:
8. **WILLIAMSON ACT CONTRACT/ZONE CHANGE** (Public Hearing)
 - a. **Z04-0012/Williamson Act Contract WAC06-0001/Miraflores Vineyard** submitted by VICTOR and CHERYL ALVAREZ to rezone properties from Estate Residential Ten-acre (RE-10), Residential Agricultural Twenty-acre (RA-20), and Residential Agricultural Forty-acre (RA-40) to Exclusive Agriculture (AE), and placement of said properties into a Williamson Act Contract. The properties, identified by Assessor's Parcel Numbers 079-010-79, -10, and -76, consist of approximately 185.16 acres, are located on the east side of Four Springs Trail, at the intersection with Sly Park Road, in the **Pleasant Valley area.** (Mitigated negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **May 16, 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 (Lillian Mac Leod) Recommendation: Recommend approval
ACTION:

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

- a. **S05-0027/Greenstone Monopine** submitted by VERIZON WIRELESS (Agent: Erin Merrill) to allow the construction of a 60-foot tall monopine wireless communications facility with 12 antennas and two future microwave dishes. The property, identified by Assessor's Parcel Number 319-110-13, consists of five acres, is located on the north side of Pinnacle Court, approximately 776 feet east of the intersection with Artesia Road, in the **Shingle Springs area**. (Mitigated negative declaration prepared)*

STAFF (Jason Hade) Recommendation: Conditional approval
ACTION:

- b. **S05-0030/Backlot Theatre** submitted by MIKE JIMENA (Agent: Rudy Calpo) to allow a 258 seat live theater within an existing commercial warehouse in the El Dorado Hills Business Park. The property, identified by Assessor's Parcel Number 108-390-03, consists of 0.23 acre, is located on the west side of Windplay Drive, approximately 500 feet west of the intersection with Suncrest Lane, in the **El Dorado Hills area**. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF (Aaron Mount) Recommendation: Denial
ACTION:

- c. **S03-0005R/El Dorado Hills Community Park Teen Center** submitted by the EL DORADO HILLS COMMUNITY SERVICES DISTRICT to modify Conditions 11 and 12 imposed on the subject use permit to determine if the conditions are necessary for the construction of the Teen Center or are applicable to later phases of the development, or modify of the conditions to specify the timing of improvements. The properties, identified by Assessor's Parcel Numbers 112-120-23 and -24, consist of 39.5 acres, are located on the east side of El Dorado Hills Boulevard between Harvard Way and St. Andrews Drive, approximately 2.14 miles north of the intersection with U.S. Highway 50, in the **El Dorado Hills area**. (Mitigated negative declaration advertised and adopted with original project)*

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

ACTION:

- d. **S04-0019** submitted by BERNARD LEONG to allow a mini-storage facility/commercial development on a parcel encompassing 6.11 acres (with a boundary line adjustment). The project includes 10,461 square feet of commercial office/shop space, 56,007 square feet of mini-storage space (approximately 242 storage units), and a 1,296 square foot caretaker/manager residence. The gate hours are to be 7:00 AM to 7:00 PM daily, with office hours 8:00 AM to 6:00 PM daily. There will be two employees at the site. The property, identified by Assessor's Parcel Number 078-270-171, is located on the north side of Pleasant Valley Road, 2,910 feet west of the intersection with Mt. Aukum Road, in the **Pleasant Valley area**. (Mitigated negative declaration prepared and previously advertised)*

STAFF (Gina Hunter) Recommendation: Conditional approval
ACTION:

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 April

April 13, 2006; 8:30 a.m. – Regular
April 27, 2006; 8:30 a.m. – Regular