



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
June 8, 2006, 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:** May 25, 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. **PLANNED DEVELOPMENT** (Public Hearing)
 - a. **PD03-0007R1** submitted by the LAKEHILLS COMMUNITY COVENANT CHURCH (Agent: Pastor Ron Short) to revise the approved development plan to eliminate the soccer field on Parcel 1 and to relocate, in its place, the southern parking lot from Parcel 3. The property, identified by Assessor's Parcel Number 107-130-54, consists of 19.81 acres, is located on the north side of White Rock Road, approximately 500 feet east of the intersection with Vine Street, in the **El Dorado Hills area**. (Categorically exempt pursuant to Section 15304 of the CEQA Guidelines)*

STAFF (Lillian Mac Leod) **Recommendation:** Conditional approval
ACTION:
8. **SPECIAL USE PERMITS** (Public Hearing)
 - a. **S05-0038** submitted by VERIZON WIRELESS (Agent: Erin Merrill) to allow the construction of a wireless telecommunications facility to include a 126-foot monopine tower with 12 antennas, two microwave dishes, and ground mounted equipment within a 2,500 square foot lease area. The property, identified by

Assessor's Parcel Number 061-810-08, consists of 5.0 acres, is located on the east side of Chipmunk Trail, 1,800 feet south of the intersection with Wentworth Springs Road, in the **Georgetown area.** (Negative declaration previously prepared and advertised)*

STAFF (Jonathan Fong) Recommendation: Conditional approval
ACTION:

9. **WILLIAMSON ACT CONTRACT/REZONE** (Public Hearing)

- a. **WAC06-0002/WAC06-0003 and Z06-0009** submitted by MICHAEL CHAZEN (Agent: Ed Keller) to amend existing Agricultural Preserve #3 (Assessor's Parcel Numbers 093-032-52/118.14 acres and 094-060-25/35.05 acres), establishing two separate agricultural preserves, and rezoning two acres (Assessor's Parcel Number 094-060-07) from Estate Residential Ten-acre (RE-10) to Exclusive Agriculture (AE) and adding said parcel to WAC06-0003. The properties are located on the north side of Perry Creek Road, approximately two miles east of the intersection with Fairplay Road, in the **Fairplay area.** (Categorically exempt pursuant to Sections 15061(b) (3) and 15317 of the CEQA Guidelines)*

The **Board of Supervisors** will consider these applications on **July 11, 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 (Tom Dougherty) Recommendation: Recommend approval
ACTION:

10. **WORKSHOP**

- a. **Zoning Ordinance:** The purpose of the workshop is to facilitate a discussion between staff and the Planning Commission regarding the status of the County's Comprehensive Zoning Ordinance update that took place following the adoption of the 1996 General Plan by the County, both the zoning ordinance text and zoning maps.

This item was continued from the meeting of May 25, 2006.

STAFF (Pierre Rivas) Recommendation: No action necessary
ACTION:

1:30 P.M.

11. GENERAL PLAN

- a. **Draft Interim Guidelines Implementing General Plan:** Policies 8.1.3.2 and 8.4.1.2 (Agricultural and Timberland Setbacks)

STAFF (Greg Fuz) Recommendation: Adopt guidelines
ACTION:

- b. **Draft Interim Guidelines Implementing General Plan:** Policy 7.3.3.4 (Setbacks/Buffers to Protect Riparian Areas and Wetlands)

STAFF (Greg Fuz) Recommendation: Adopt guidelines
ACTION:

- c. **Draft Interim Guidelines Implementing General Plan:** Policy 7.1.2.1 (Development on 30 Percent Slopes)

STAFF (Greg Fuz) Recommendation: Adopt guidelines
ACTION:

- d. **Interpretation of General Plan Policies:** Policy 2.2.1.2 - Multifamily Residential Land Use Designation Description; Table 2-4 – Land Use and Zoning Consistency Matrix; Policies 2.2.3.1, 2.2.3.2, 2.2.5.4, and 2.2.5.13 - Planned Development Open Space Requirements; Policy 2.2.4.1 - Density Bonus; Policy 2.2.5.16 – Level of Planning; Policy 7.2.2.3 – Mining Buffer; Policies 8.1.2.1 and 8.1.2.2 – Identification and Protection of Range Lands; Policy 8.1.4.1 – Agricultural Commission Review; Policy 8.4.1.1 – Timberland Buffers; and Policy 10.2.15 – Public Facilities and Service Financing Plan.

STAFF (Peter Maurer) Recommendation: See staff report
ACTION:

12. DEPARTMENT OF TRANSPORTATION

13. COUNTY COUNSEL’S REPORTS

14. DIRECTOR’S REPORTS

15. 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 June

June 8, 2006; 8:30 a.m. – Regular

June 22, 2006; 8:30 a.m. – Regular