



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 22, 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:** June 8, 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 DEVELOPMENTS** (Public Hearing)
 - a. **PD01-0003R/Serrano, Villages J2 and J3, and PD01-0005R/Serrano, Villages K5 and K6** submitted by SERRANO ASSOCIATES (Agent: Kirk Bone) to revise Condition 3 (PD01-0003) and Condition 4 (PD01-0005) to read "Construction of homes with up to 45 percent coverage on all lots, irrespective of lot size, or for duplex and/or triplex lots." The properties, identified by Assessor's Parcel Numbers 113-670-01 through 05; 113-680-01; 113-690-01, -05, -06, -09, -10, and -11; 113-700-03, -06, -07, -08, -09, and -11; 113-740-01 through 113-740-25; 113-750-01 through 113-750-18; 113-760-01 through 14; and 113-770-01 through 62, consist of 170 acres, are located on the north side of Serrano Parkway, immediately north of the intersection with Greenview Drive (eastern entrance) in the **El Dorado Hills area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)**

STAFF (Jason Hade) **Recommendation:** Conditional approval
ACTION:

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

- a. **Resolution of Intention 2006-03;** to consider setting a public hearing to revoke Special Use Permit 89-0014R due to noncompliance with the approved conditions of approval. The use permit allows an existing 20-foot high pole sign facing U.S. Highway 50 and one 9-foot monument sign to remain on the project parcel. The property, identified by Assessor's Parcel Number 082-421-10, consists of 0.73 acre, is located on the north side of U.S. Highway 50, approximately one-quarter mile west of the intersection with Cambridge Road, in the **Cameron Park area.** Owner: ROD POSNER/AUTOTRONICS AUTOMOVITE REPAIR.

STAFF (Lillian MacLeod) Recommendation: Adopt Resolution
ACTION:

- b. **S05-0030/Backlot Theater** submitted by MIKE JIMENA (Agent: Rudy Calpo) for a 265-seat live theater as a tenant improvement to a 10,000 square foot existing commercial warehouse in the El Dorado Hills Business Park. Hours of operation are proposed to be 9:00 AM to 9:30 PM, Monday through Sunday. The property, identified by Assessor's Parcel Number 108-390-03, is located on the west side of Windplay Drive, 500 feet north of the intersection with Sunset Lane, in the **El Dorado Hills area.** (Negative declaration prepared)*

STAFF (Aaron Mount) Recommendation: Conditional approval
ACTION:

9. **WILLIAMSON ACT CONTRACTS** (Public Hearing)

- a. **WAC05-0003 and WAC05-0004,** a request submitted by CAROLYN STROMBERG and MALCOM AND GLORIA CARPENTER (Agent: Bill Snodgrass) to divide existing Agricultural Preserve 246 into two new agricultural preserves, one consisting of Assessor's Parcel Number 041-910-12/20.04 acres (Carpenter), and the other consisting of Assessor's Parcel Numbers 041-910-13 and -14/40.01 acres (Stromberg). The subject properties are located on the southeast side of Happy Valley Road, eight miles east of the intersection with Mt. Aukum Road, in the **Somerset area.** (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)**

The **Board of Supervisors** will consider this request on **July 18, 2006,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF (Jason Hade) Recommendation: Recommend 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 July

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

ADDENDUM

This item will be considered after item 9.a.

SITE PLAN REVIEW (Public Hearing)

- a. **SPR06-0124** submitted by LARRY KINNINGS for a hardship finding to allow the construction of a second residential unit within Safety Zone 2 of the Placerville Airport. The property, identified by Assessor's Parcel Number 051-470-75, consists of 2.05 acres, is located on the east side of Paydirt Drive, 300 feet north of the intersection with Cedar Ravine Drive, in the Placerville area. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)*

STAFF (Jonathan Fong) Recommendation: Denial
ACTION:

1:30 P.M.

The following items were continued from the meeting of June 8, 2006.

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, as revised
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, as revised
ACTION:

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

STAFF (Greg Fuz) Recommendation: Adopt guidelines, as revised
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: