



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
August 10, 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 three 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:** July 27, 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. **SPECIAL USE PERMIT** (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)*

This item was continued from the meeting of June 8, 2006.

STAFF (Jonathan Fong) **Recommendation:** Conditional approval
ACTION:

- b. **S04-0006/Elks Lodge** submitted by TURE ROSLAND (Trustee Elks Lodge #1712) to revise Condition 7 imposed on the subject permit to allow gravel surfacing of the recreational vehicle (RV) parking lot instead of asphalt in order to extend the viable use of the RV parking lot. The property, identified by Assessor's Parcel Number 109-402-19, consists of 1.731 acres, is located on the north side of Quest Court, at the intersection with Product Drive, in the Barnett

Business Park, in the **Shingle Springs area**. (Categorically exempt pursuant to Section 15311 of the CEQA Guidelines)*

STAFF (Jonathan Fong) Recommendation: Conditional approval
ACTION:

- c. **S93-0019** submitted by CHURCH OF THE FOOTHILLS/Brian Long, Senior Pastor, to revise the approved site plan to include the final phase which consists of a three-story building, revised building footprint, and additional tree removal. The property, identified by Assessor's Parcel Number 108-280-12, is located on the south side of Merrychase Drive, adjacent to U.S. Highway 50, in the **Cameron Park area**.

STAFF (Roger Trout) Recommendation: Approval
ACTION:

8. TENTATIVE SUBDIVISION MAP (Public Hearing)

- a. **TM05-1398/Thousand Oaks, Unit 3** submitted by HELEN L. THOMAS (Agent: Gene E. Thorne & Associates) proposing to create 3 lots ranging in size from 1.83 to 3.35 acres in size. Design waivers have been requested to allow the following: a) Irregular shaped lots and frontage for Lots 2 and 3 to be less than 100 feet as shown on the tentative map; and b) Permit the existing roads to remain as they currently exist. The property, identified by Assessor's Parcel Number 070-300-15, consists of 8.4 acres, is located on the south side of St. Ives Court, approximately 500 feet south of the intersection with Meder Road, in the **Shingle Springs area**. (Mitigated negative declaration prepared)*

This item was continued from the meeting of July 13, 2006/

STAFF (Jason Hade) Recommendation: Recommend approval
ACTION:

9. PLANNED DEVELOPMENT (Public Hearing)

- a. **PD02-0002/Special Use Permit S03-0007/Sundance Mini-Storage** submitted by SUNDANCE PROPERTIES to revise the conditions of approval for the subject development plan and special use permit to amend only the following: a. Roof color; b. Signage; c. Landscaping; d. Elevations, E. No Build area; f. Manager's unit; g. Fencing; h. Total square footage; and i. Project entrance. The property, identified by Assessor's Parcel Number 112-110-44, is located on the south side of Green Valley Road, approximately 800 feet west of the intersection with Francisco Drive, in the **El Dorado Hills area**.

STAFF (Roger Trout) Recommendation: Conditional approval
ACTION:

1:30 P.M.

10. RESOLUTION OF INTENTION

- a. Open Space and Planned Developments: To consider amending Policies 2.2.3.1, 2.2.3.2, 2.2.5.4, and 2.2.5.13 of the Housing Element to provide exemptions from the 30 percent open space requirement for infill projects, affordable housing projects, small projects, and condominium conversions, and to make the policies more general in nature.

STAFF (Peter Maurer) Recommendation: Adopt Resolution
ACTION:

11. GENERAL PLAN

- a. **Interpretation of General Plan Policies:** Policies 2.2.3.1, 2.2.3.2, 2.2.5.4, and 2.2.5.13 - Planned Development Open Space Requirements; Policy 2.2.5.16 – 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. ZONING ORDINANCE UPDATE

- a. Design Review

STAFF (Lissette Heiser) Recommendation: No action required
ACTION:

- b. Home Occupations

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

- c. Surface Mining and Reclamation

STAFF (Pierre) Recommendation: No action required
ACTION:

13. **INTERIM INTERPRETIVE GUIDELINES FOR GENERAL PLAN**

- a. **Policy 7.1.2.1:** To consider revisions of the Interim Guidelines in order to clarify standards and simplify implementation. These Guidelines apply to development on properties with slopes over 30 percent gradient.

STAFF (Mel Pabalinas)

Recommendation: See staff report on file in Planning Services

ACTION:

14. **GENERAL PLAN**

- a. **Draft Interim Guidelines Implementing General Plan:** Policies 7.4.4.4/7.4.4.5 (Oak Woodlands)

This item was continued from the meeting of July 27, 2006.

STAFF (Steven Hust)

Recommendation: Continue discussion of Guidelines.

ACTION:

15. **DEPARTMENT OF TRANSPORTATION**

16. **COUNTY COUNSEL'S REPORTS**

17. **DIRECTOR'S REPORTS**

18. **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 August

August 10, 2006; 8:30 a.m. – Regular

August 24, 2006; 8:30 a.m. – Regular

ADDENDUM

These items will be considered before Item 7.a.

FINDINGS OF CONSISTENCY (Public Hearing)

To consider a request submitted by THE AMERICAN RIVER CONSERVANCY for a finding of consistency with the General Plan on the real property acquisition of Assessor's Parcel Numbers 102-010-32 and -34 for inclusion in the Pine Hill Ecological Preserve. The properties are located west of Kanaka Valley Road, within the Salmon Falls/Martell Creek Ecological Preserve Unit, in the **El Dorado Hills/Salmon Falls area.** (Categorically exempt pursuant to Section 15313 and 15325 of the CEQA Guidelines)*

STAFF (Steven Hust) Recommendation: Find plan consistent with General Plan
ACTION:

Request submitted by the GEORGETOWN FIRE PROTECTION DISTRICT for a finding of consistency with the General Plan on the annual update to their Capital Improvement Plan.

This item was continued from the meeting of July 27, 2006.

STAFF (Fire District) Recommendation: Find plan consistent with General Plan
ACTION:

Request submitted by the MOSQUITO FIRE PROTECTION DISTRICT for a finding of consistency with the General Plan on the annual update to their Capital Improvement Plan.

This item was continued from the meeting of July 27, 2006.

STAFF (Fire District) Recommendation: Find plan consistent with General Plan
ACTION: