



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Walter Mathews..... District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

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Phone: (530) 621-5355
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
March 13, 2008 – 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. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

5. **COMMISSIONERS' REPORTS**

PUBLIC FORUM/PUBLIC COMMENT

CONSENT CALENDAR/APPLICATIONS

6. **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:** February 28, 2008
ACTION: Approved

9:00 A.M.

- b. **GOV08-0002** submitted by the EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION for a finding of consistency on the proposed vacation of a portion of Old Route 49. The portion of the road to be vacated extends across Assessor's Parcel Numbers 054-351-35, and 054-342-25 and 27 and is located approximately 300 feet northeast of the intersection of Pleasant Valley Road and State Route 49, in the **Diamond Springs area**, Supervisorial District III.

Staff: Thomas A. Lloyd **Recommendation:** Find request consistent
ACTION: Request found consistent with General Plan

END OF APPLICATION CONSENT CALENDAR

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

S05-0031/El Dorado Hills Kingdom Hall submitted by EL DORADO HILLS, CA CONGREGATION OF JEHOVAH'S WITNESSES, INC. (Agent: Carlton Engineering) to allow the construction of a 9,190 square foot church, including two assembly halls containing a total of 392 seats and a 884 square foot drive-thru area with a maximum height of approximately

20 feet; 148 off-street parking spaces; two encroachments onto Hillsdale Drive; 34,900 square feet of landscape area; a monument sign with a height of 64 inches, length of 13 feet 10 inches, and sign area of 26 square feet with the remaining area containing cultured stone; a trash enclosure; public water and sewer; and lighting. The property, identified by Assessor's Parcel Number 117-085-07, consisting of 2.5 acres, is located on the east side of Hillsdale Circle, north of the intersection with Glenhaven Court, in the El Dorado Hills Business Park area of the **El Dorado Hills area**, Supervisorial District II. (Negative declaration prepared)*

Staff: Aaron Mount Recommendation: Conditional approval
ACTION: Conditionally approved

8. WILLIAMSON ACT CONTRACTS (Public Hearing)

William Act Contracts WAC06-0010 and WAC06-0011 submitted by TERRY and ELLEN STIGALL to divide existing Agricultural Preserve #133 into two separate preserves. The properties, identified by Assessor's Parcel Numbers 089-010-29/60 acres, and 089-010-02 and -27/100 acres, are located on the north side of Thompson Hill Road, at the intersection with Big Sky Ranch Road, in the Lotus area, Supervisorial District III. (Categorically exempt pursuant to section 15317 of the CEQA Guidelines)**

This item was continued from the meeting of December 13, 2007.

Staff: Jason Hade Recommendation: Continue off calendar
ACTION: Continued to June 26, 2008

9. GENERAL PLAN UPDATE

Oak Woodland Management Plan (OWMP): To receive public input on the OWMP and draft mitigated negative declaration.

Staff: Peter Maurer Recommendation: Recommend adoption
ACTION: Recommended adoption

11:00 A.M.

10. ZONING ORDINANCE UPDATE (Public Hearing)

Winery Ordinance: Scoping meeting for the Notice of Preparation for the Winery Ordinance.

Staff: Roger Trout Recommendation: For input only
ACTION: No action taken

1:30 P.M.

11. GENERAL PLAN (Public Hearing)

Housing Element: Consideration of and to receive input on the Draft Housing Element.

Staff: Shawna Purvines

Recommendation: Recommend adoption

ACTION:

Continued to March 27, 2008

12. DEPARTMENT OF TRANSPORTATION

13. COUNTY COUNSEL'S REPORTS

14. DIRECTOR'S REPORTS

15. ADJOURNMENT

Respectfully submitted,
LAWRENCE W. APPEL, Deputy Director of Planning Services

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 March

March 13, 2008; 8:30 a.m. – Regular

March 27, 2008; 8:30 a.m. – Regular