



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
<http://www.edcgov.us/planning>
Phone: (530) 621-5355 Fax: (530) 642-0508

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Tom Heflin, Second Vice-Chair, District 3
Lou Rain, District 1
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

AGENDA

Regular Meeting October 25, 2012 – 8:30 A.M.

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chair 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 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m. Comments are limited to 3 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, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services 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 PLANNING SERVICES**

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:** October 11, 2012

Staff Recommendation: Approve Meeting Minutes as presented

END OF CONSENT CALENDAR

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**
(Development Services, Transportation, County Counsel)

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

6. **COMMISSIONERS' REPORTS**

9:00 A.M. – TIME ALLOCATION

7. **PUBLIC FORUM/PUBLIC COMMENT**

8. **SPECIAL USE PERMIT**

S12-0009/Anthem Telecom Telecommunications Tower-Camino submitted by ANTHEM TELECOM (Agent: Gordon Bell/Bell and Associates) to allow the construction of a wireless telecommunications facility consisting of the construction of an 85-foot tall monopine telecommunications tower for up to four total carriers. The property, identified by Assessor's Parcel Number 076-011-44, consisting of 1.66 acres, is located on the south side of Camp Snowline Road, approximately 700 feet east of the intersection with Pony Express Trail, in the Camino area, Supervisorial District 3. [*Project Planner: Tom Dougherty*] (Negative Declaration prepared)*

Staff Recommendation: Approval

9. **REZONE/DESIGN REVIEW**

Z12-0001/DR12-0002/Skyview Apartments submitted by GERALD (JERRY) CADITZ for the following: 1) Rezone from Professional Office Commercial-Design Community (CPO-DC) to Multifamily Residential-Design Community (RM-DC); and 2) Design Review application to construct four apartment units within one two-story building as an addition to an existing eight-unit complex. Ten percent of the total number of units are proposed to be affordable to low and moderate income households. The property, identified by Assessor's Parcel Number 109-410-08, consisting of 1.03 acres, is located on the west side of Product Drive at the intersection with Market Court within the Barnett Business Park, in the Shingle Springs area, Supervisorial District 2. [*Project Planner: Tom Dougherty*] (Mitigated Negative Declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors

10. **DEVELOPMENT AGREEMENT**

Development Agreement (DA11-0003) for the Diamond Dorado Retail Center. The Diamond Dorado Retail Center was approved by the Board of Supervisors on September 11, 2012 with a General Plan Amendment (A07-0018), Rezone (Z07-0054), and Planned Development (PD07-0034). The Development Agreement for Diamond Dorado Retail Center will, among other things, extend the project approval for 20 years. The Development Agreement relates to property identified by Assessor's Parcel Numbers 051-250-12, 051-250-46, 051-250-51, and 051-250-54, consisting of 27.61 acres, located on the northwest corner area of Highway 49 and Lime Kiln Road, in the Diamond Springs area, Supervisorial District 3. [*Contact: Roger Trout*] (Government Code 65864 et seq.) (Previously adopted Environmental Impact Report/SCH No. 2008012004)

Staff Recommendation: Recommend approval to the Board of Supervisors

11. **GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT/
PARCEL MAP**

A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES, LLC (Agent: RSC Engineering) for the following: 1) General Plan Amendment amending the land use designation from High Density Residential (HDR) to Commercial (C); 2) Rezone from One-Family Residential-Planned Development (R1-PD) to Commercial-Planned Development (C-PD); 3) Preliminary Planned Development Permit for the proposed commercial development consisting of three commercial buildings totaling 28,615 square feet served with on-site parking, landscaping, and signs; 4) Tentative Parcel Map creating a total of three commercial parcels ranging from 1.53 to 3.04 acres in size; 5) Findings of Consistency with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks) involving proposed reduced wetland setback from 50 feet to 25 feet; and 6) Design Waiver request reducing standard

sidewalk width from 8-foot to 6-foot along Francisco Drive and Cambria Way. The property, identified by Assessor's Parcel Number 124-140-33, consisting of 6.85 acres, is located at the southwest corner of Green Valley Road and Francisco Drive in the El Dorado Hills area, Supervisorial District 1. *[Project Planner: Mel Pabalinas]* (Mitigated Negative Declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors

10:30 A.M. – TIME ALLOCATION

12. PUBLIC SCOPING MEETING

Notice of Preparation for a Draft Program Environmental Impact Report (EIR) for the County of El Dorado Targeted General Plan Amendment and Zoning Ordinance Update submitted by the County of El Dorado. The project involves changes to policies of the County's General Plan and the adoption of an update to the Zoning Ordinance. The County released a Notice of Preparation on May 25, 2012 with a 45 day review period for this project. The County has re-released the Notice of Preparation for a second review. Written comments should be directed to revisions made to the documents. These changes, if adopted, will take effect county-wide in those areas under County jurisdiction. *[Contact: Shawna Purvines]*

13. ADJOURNMENT

Respectfully submitted,
ROGER TROUT, 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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated 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.