



# 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

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## AGENDA

### **Regular Meeting December 13, 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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN PLANNING SERVICES**

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**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:** November 8, 2012

Staff Recommendation: Approve Meeting Minutes as presented

b. **Special Use Permit Revision and Five-Year Cell Tower Review - S02-0002-R-5/ATC-White Hall** submitted by METRO PCS (Agent: Jerry Jazmadarian) to request a five-year review of an existing 125-foot monopine cellular telecommunications facility and a revision to the Special Use Permit to allow for the following: 1. The replacement of three existing antennas with larger antennas; and 2. The installation of an Ericsson radio expansion cabinet on the existing concrete foundation. The property, identified by Assessor's Parcel Number 011-090-50, consisting of 431.35 acres, is located on the north side of White Meadows Road, approximately 3.62 miles northwest of the intersection with Icehouse Road and U.S. Highway 50, in the Pollock Pines area, Supervisorial District 2. *[Project Planner: Gina Paolini]* (Previously Adopted Negative Declaration) *[continued from 11/8/12 meeting]*

Staff Recommendation: Find project is in substantial conformity with Conditions of Approval and approve revisions to project

c. **2011 Annual Report on the River Management Plan** *[Staff: Noah Triplett/Environmental Management]*

Staff Recommendation: Receive and file

d. **Commercial River Use Permit Applications:** Request approval of three-year Commercial River Use Permits for applicants meeting the standards of the Streams and Rivers Commercial Boating Ordinance Chapter 5.48. *[Staff: Noah Triplett/Environmental Management]*

Staff Recommendation: Approve three-year Commercial River Use Permits for identified applicants

**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. **REVOCAION OF RIVER USE PERMIT**

**Revocation of River Use Permit #36** submitted by EL DORADO COUNTY ENVIRONMENTAL MANAGEMENT DEPARTMENT-RIVER PROGRAM to approve the revocation of River Use Permit #36 from Bert Wells dba Fluid Dynamics, Inc. and return said permit to the County of El Dorado River Program. *[Staff: Noah Triplett/Environmental Management]*

9. **SPECIAL USE PERMIT**

- a. **S12-0013/Kozycz Family Home** submitted by ROBERT W. ALLEN to construct a 1,190 square foot single family residence within the Timber Preserve Zone District. The property, identified by Assessor's Parcel Number 041-031-36, consisting of 86.5 acres, is located on the south side of Grizzly Flat Road, approximately 0.6 mile east of the intersection with Cal Dor Road, in the Grizzly Flat area, Supervisorial District 2. *[Project Planner: Gina Paolini]* (Categorical Exemption pursuant to Section 15303(a) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

- b. **S10-0012/Garden Valley Park** submitted by GEORGETOWN DIVIDE RECREATION DISTRICT for 1. Special Use Permit to allow expansion of the existing public park to include: (a) Construction of a zero depth aquatic spray play area; (b) Use of the existing covered stage area used for outdoor acoustic music and community organization events, restroom, tot lot play area, horseshoe throwing event area, and the picnic areas in Phase 1; (c) Construction of new picnic areas, pedestrian paths with bench sitting areas, a small log-bench amphitheater with a concrete pad stage, and a prefabricated pedestrian bridge to span the creek in Phase 2; and (d) Allow the existing 12 square-foot free-standing sign; and 2. Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to zero with installation of a turf area and amphitheater within the required setback. The property, identified by Assessor's Parcel Number 060-391-34, consisting of 5.2 acres, is located at the southwest corner of the intersection of Garden Valley and Marshall Roads, in the

Garden Valley area, Supervisorial District 4. [*Project Planner: Tom Dougherty*]  
(Mitigated Negative Declaration prepared)\*

Staff Recommendation: Approval

- c. **S83-0044-R-2/Full of Love Preschool and Childcare** submitted by CHRISTIAN LIFE CENTER (Agents: Monica Hobbs/Joshua Reeve) for a revision to Special Use Permit to modify the use of the existing Christian Life Center church facility, Sunday School building, to add a preschool/childcare use, and to approve two existing free-standing signs. The property, identified by Assessor's Parcel Number 101-141-17, consisting of 9.79 acres, is located on the north side of Pony Express Trail, at the intersection with Pony Express Court, in the Pollock Pines area, Supervisorial District 2. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Sections 15301 and 15311(a) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

10. **DESIGN REVIEW**

**DR01-0014-R-2/Applebee's Re-imaging** submitted by APPLE VILLAGE PARTNERS (Agent: Apple American Group) for a Design Review revision for an existing Applebee's restaurant to: (a) Repaint the building, trim, and exterior elements; (b) Replace existing fabric awnings with backlit awnings containing the corporate logo; (c) Replace all name and logo signage; (d) Replace exterior light fixtures; and (e) New roof structure on tower entrance. The property, identified by Assessor's Parcel Number 109-201-14, consisting of 1.024 acres, is located on the north side of Coach Lane, approximately 1,500 feet west of the intersection with Cameron Park Drive, in the Cameron Park area, Supervisorial District 2. [*Project Planner: Aaron Mount*] (Categorical Exemption pursuant to Section 15311 of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

11. **TENTATIVE MAP**

**TM05-1401-R/Malcolm Dixon Road Subdivision Revision** submitted by DIAMANTE DEVELOPMENT (Agent: CTA Engineering & Surveying) for a revision of the approved tentative map to include a phasing plan for financing purposes only, consisting of (a) Phase 1 to include Lot 8; and (b) Phase 2 to include Lots 1 through 7; with (c) Conditions of Approval deferred until Phase 2. The property, identified by Assessor's Parcel Number 126-100-23, consisting of 40.6 acres, is located on the north side of Malcolm Dixon Road, approximately 0.5 mile east of the intersection with Salmon Falls Road, in the El Dorado Hills area, Supervisorial District 4. [*Project Planner: Lillian MacLeod*] (Negative Declaration Prepared)\*

Staff Recommendation: Approval

**12. REZONE/TENTATIVE MAP**

**Z11-0007/TM11-1504/Wilson Estates** submitted by ANN WILSON, LISA VOGELSANG, CATHERINE RYAN, and JULIE RYAN for 1. Rezone from One-Acre Residential (R1A) to One-Family Residential (R1); 2. Tentative Subdivision Map with phasing plan to create 49 single-family residential lots ranging in size from 10,141 square feet to 62,449 square feet, two frontage landscape lots (Lot A-14,233 square feet, and Lot B-13,426 square feet), one 54,855 square foot lot (Lot C) for open space, landscaping, drainage, and retaining walls, one 0.65-acre public roadway lot (Lot F), and two gates at the project entrances to Roads B1 and D; and 3. A Design Waiver is requested to allow the utilization of road-side ditches and asphaltic concrete (AC) dikes in lieu of curbs and gutters. The property, identified by Assessor's Parcel Numbers 126-070-22, 126-070-23, and 126-070-30, consisting of 28.18 acres, is located on the north side of Green Valley Road, approximately 3,000 feet east of the intersection with Silva Valley Road, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Tom Dougherty*] (Mitigated Negative Declaration prepared)\*

Staff Recommendation: Recommend approval to the Board of Supervisors

**13. 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

**14. 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](mailto: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.

\*\*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.