



# 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  
Rich Stewart, District 1  
Brian Shinault, District 5

Char Tim ..... Clerk of the Planning Commission

---

---

## AGENDA

### **Regular Meeting October 24, 2013 – 8:30 A.M.**

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, [planning@edcgov.us](mailto:planning@edcgov.us).

Persons wishing to speak on a Consent Calendar item are requested to 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. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00am. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting.

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.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

**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 10, 2013  
Staff Recommendation: Approve meeting minutes as presented
  - b. **Five-Year Cell Tower Review–Special Use Permit/S04-0037-R/Pollock Pines** submitted by SBA NETWORK SERVICES (Agent: John Zaimes) request for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 042-700-20, consisting of 3.25 acres, is located on the northwest side of Sly Park Road approximately 600 feet northeast of the intersection with Starks Grade Road, in the Pollock Pines area, Supervisorial District 5. [*Project Planner: Tom Dougherty*] (Previously adopted Negative Declaration)  
Staff Recommendation: Find project is in substantial conformity with Conditions of Approval and approve modifications to Conditions of Approval

**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. **REZONE** (Public Hearing)

**Rezone Z13-0005/Cameron Hills** submitted by MCP PROPERTIES, LLC (Agent: CTA Engineering and Surveying) to rezone property to One-Family Residential District-Planned Development-Airport Safety Districts (R1-PD-AA) and Open Space-Planned Development-Airport Safety Districts (OS-PD-AA). The property, identified by Assessor's Parcel Number 116-010-04, consisting of 20.13 acres, is located 800 feet west of Cambridge Road, north of Knollwood Drive, in the Cameron Park area, Supervisorial District 1. [*Project Planner: Mel Pabalinas*] (Previously adopted Mitigated Negative Declaration SCH No. 2009012007)

Staff Recommendation: Recommend approval to the Board of Supervisors

9. **REVIEW OF SPECIAL USE PERMIT** (Public Hearing)

**Review of Special Use Permit/S87-0055-R Sundance RV, Boat and Mini-Storage** to consider setting a hearing for revocation. The property, identified by Assessor's Parcel Number 327-070-12, consisting of 3.34 acres, is located at the northwest corner of U.S. Highway 50 and El Dorado Road at Echo Lane, in the El Dorado/Diamond Springs area, Supervisorial District 4. [*Project Planner: Tom Dougherty*]

10. **DESIGN REVIEW** (Public Hearing)

**Design Review DR13-0004/Kyburz 76 Fuel Island Canopy** submitted by HOSUK CHOE (Agent: Mike Lee) to allow the construction of a 1,320 square-foot replacement canopy over the existing fueling islands. The property, identified by Assessor's Parcel Number 012-150-08, consisting of 1.27 acres, is located on the southeast side of U.S. Highway 50, approximately 1.03 miles west of the intersection with Kyburz Drive, in the Kyburz area, Supervisorial District 5. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

11. **GENERAL PLAN AMENDMENT/REZONE/SPECIAL USE PERMIT/DESIGN REVIEW** (Public Hearing)

**A13-0001/Z13-0001/S13-0008/DR13-0005/Crossroads Market and Deli** submitted by PAULA REECE REVOCABLE TRUST (Agent: David Wade, AICP). The proposed project consists of the following requests: 1. General Plan Amendment from High Density Residential (HDR) to Commercial (C) district; 2. Rezone from Estate Residential (RE-10) to Commercial-Community Design (C-DC); 3. Design Review for a 2,432 square foot market and deli with an outdoor picnic area; 4. Special Use Permit for special events, such as a farmers market, arts and crafts, and other special events that would occur up to 15 times per year; and 5. Reduction of wetland setback from 50 feet to 25 feet. The property, identified by Assessor's Parcel Number 087-121-11, consisting of 1.59 acres, is located on the west side of Latrobe Road 600 feet north of the intersection with South Shingle Springs Road, in the Latrobe area, Supervisorial District 2. [*Project Planner: Gina Paolini*] (Mitigated Negative Declaration prepared)\* [*continued from the 09/12/13 meeting due to lack of a quorum and 09/26/13 meeting*]

Staff Recommendation: Recommend approval to the Board of Supervisors

12. **ADJOURNMENT**

Respectfully submitted,  
ROGER TROUT, Executive Secretary

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.