



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

CONFORMED AGENDA

**Regular Meeting
May 23, 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.

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: May 9, 2013

Staff Recommendation: Approve meeting minutes as presented

ACTION: APPROVED (3-0; absent: Heflin, Shinault)

Findings of Consistency with General Plan:

b. GOV13-0002/Park West County Animal Shelter Facility submitted by EL DORADO COUNTY for a Finding of Consistency with the El Dorado County General Plan for the acquisition of a 4.27-acre portion of 6.67 acres of real property for a proposed animal shelter facility pursuant to Government Code 65402. The property, identified by Assessor's Parcel Number 329-341-04, consisting of (4.27-acre portion of) 6.67 acres, is located on the west side of Capital Avenue and Enterprise Drive within the Park West Business Center, in the Diamond Springs area, Supervisorial District 3. [*Project Planner: Pierre Rivas*]

Staff Recommendation: Find request is consistent with the General Plan

ACTION: FOUND TO BE CONSISTENT WITH GENERAL PLAN (3-0; absent: Heflin, Shinault)

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. **TENTATIVE MAP (Public Hearing)**

TM10-1500/West Valley Village Unit 3C submitted by WEST VALLEY, LLC to request: 1. Tentative Subdivision Map to subdivide four parcels creating eight custom graded residential lots ranging from 0.86 acre to 1.46 acres in size; and 2. Design Waiver of El Dorado County Design and Improvement Standards Manual (DISM) maximum driveway grade standard of 16 percent modified to 20 percent. The property, identified by Assessor's Parcel Numbers 118-440-30, 118-440-31, 118-440-32, and 118-440-33, consisting of 8.63 acres, is located approximately 1,700 feet southwest of Royal Oaks Drive and Blackstone Parkway in the West Valley Village (Blackstone) portion of Valley View Specific Plan, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Mel Pabalinas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines [Certified Environmental Impact Report for Valley View Specific Plan])**

Staff Recommendation: Approval

ACTION: APPROVED (3-0; absent: Heflin, Shinault)

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

S11-0003/Bayley House Historic Park submitted by GEORGETOWN DIVIDE RECREATION DISTRICT to allow two free-standing signs, recreational uses, community meetings, and special events. The property, identified by Assessor's Parcel Number 071-051-08, consisting of 9.42 acres, is located on the west side of State Route 49, approximately 800 feet north of the intersection with Rattlesnake Bar Road, in the Pilot Hill area, Supervisorial District 4. [*Project Planner: Tom Dougherty*] (Mitigated Negative Declaration prepared)*

Staff Recommendation: Approval

ACTION: APPROVED (3-0; absent: Heflin, Shinault)

10. **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.

*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.