



EL DORADO COUNTY PLANNING DEPARTMENT

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Chris Chaloupka 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
January 13, 2005 – 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 five 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.

**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. **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:** December 9, 2004
ACTION: Approved

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **TRANSPORTATION PLAN** (Public Hearing)

- a. **El Dorado County Bicycle Transportation Plan.** The Plan encompasses the West Slope of El Dorado County from approximately the area of Pollock Pines west to the County line in El Dorado Hills. (Mitigated negative declaration prepared)*

The Board of Supervisors will consider this item on **January 25, 2005**, at **2:00 p.m.** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF (Jerry Barton) **Recommendation:** Recommend adoption of Plan
ACTION: Recommended approval

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

- a. **S04-0023/Greenstone Automotive** submitted by MAHAMMOND NADER (Agent: Ken Greenwood) to allow the construction of a used automobile sales facility. The property, identified by Assessor's Parcel Number 097-010-82, consisting of 0.26 acre, is located on the north side of Pleasant Valley Road, one-half mile east of the intersection with State Route 49/Fowler Lane, in the **Diamond Springs area.** (Mitigated negative declaration prepared)*

STAFF (JH) Recommendation: Conditional approval
ACTION: Conditionally approved

9. **ORDINANCE AMENDMENT** (Public Hearing)

- a. **Z03-0004 - Flood Damage Prevention Update** initiated by EL DORADO COUNTY. The project is an update of County Code Chapter 17.25-Flood Damage Prevention Ordinance. The update will bring the County's current Flood Damage Prevention Ordinance into conformance with Title 44 of the Code of Federal Regulations, as administered by the Federal Emergency Management Agency (FEMA), Federal Insurance Administration, and the California Department of Water Resources. The proposed changes to the County Code would provide clarification on the requirements for and regulation of currently allowed development in Areas of Special Flood Hazard, which are also known as 100-year flood hazard areas and base flood areas. There are approximately 8,100 acres of land Countywide within Areas of Special Flood Hazard (El Dorado County General Plan Environmental Impact Report 2004). The revised and new requirements will not increase the amount or extent of construction currently allowed in Areas of Special Flood Hazard but rather provide guidance on how currently allowed construction can proceed. The proposed changes to the ordinance involve: Clarification and expansion of terms used in the ordinance; clarification of the definition of those lands considered to be "Areas of Special Flood Hazard"; clarification of the Floodplain Administrator's duties and responsibilities; clarification of construction standards for proposed development in Areas of Special Flood Hazard; new requirements for development in mudslide prone areas and flood-related erosion prone areas; and clarification of the procedure for seeking and issuing exceptions to the ordinance requirements (variances). (Negative declaration prepared)*

The **Board of Supervisors** will consider this item on **February 1, 2005**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF (SL) Recommendation: Recommend approval
ACTION: Recommended approval

10. **GENERAL PLAN**

- a. Discussion: Implementation
ACTION: No action taken

11. **DEPARTMENT OF TRANSPORTATION**

12. **COUNTY COUNSEL'S REPORTS**

13. DIRECTOR'S REPORTS

14. ADJOURNMENT

Respectfully submitted,
PETER N. MAURER, Acting Planning 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 Peter N. Maurer, Acting Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 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.

Meetings for the Month of January

January 13, 2005; 8:30 a.m. – Regular
January 27, 2005; 8:30 a.m. – Regular