



EL DORADO COUNTY PLANNING SERVICES

John Knight.....District I
John MacCready.....District II
Dave Machado.....District III
Walter Mathews.....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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AGENDA

**Regular Meeting of the Planning Commission
September 27, 2007 – 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 three 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.

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 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:** September 13, 2007
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

Report: General Plan Amendment – Agricultural Policies in Community Regions and Rural Centers

Staff: Peter Maurer
ACTION:

Recommendation: No action required

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **SPECIAL USE PERMITS** (Public Hearing)
 - a. **S02-0035R** submitted by SOUTHFORK DEVELOPMENT GROUP to revise an approved special use permit to offer the use of the self-storage facility existing basement conference room, kitchen, and hall to local wineries for wine tasting events and to local businesses for off-site seminars and training events. The property, identified by Assessor's Parcel Number 117-060-50, consisting of 2.5 acres, is located in the El Dorado Hills Business Park on the east side of Golden Hills Parkway (4980 Golden Foothill Parkway), south of the intersection of Golden Foothill Parkway and Windfield Way, in the **El Dorado Hills area**, Supervisorial District II. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)*

Staff: Pat Kelly
ACTION:

Recommendation: Conditional approval

- b. **S06-0022** submitted by RIBEIRO DEVELOPMENT, INC., to allow an existing 9,248 square foot building with existing parking and landscaping as a mini-storage facility within the El Dorado Hills Business Park. The property, identified by Assessor's Parcel Number 117-060-41, consisting of 4.63 acres, is located on the east side of Golden Foothills Parkway, 300 feet south of the intersection with Suncastr Lane, in the **El Dorado Hills area**, Supervisorial District II. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)*

Staff: Michael Baron Recommendation: Conditional approval
ACTION:

8. **GENERAL PLAN UPDATE**

Housing Element: Progress report

Staff: Peter Maurer Recommendation: No action required
ACTION:

9. **ZONING ORDINANCE UPDATE**

Workshops

- a. Flood Damage Prevention Ordinance

Staff: Lillian Mac Leod Recommendation: No action required
ACTION:

- b. Boundary Line Adjustments

Staff: Lillian Mac Leod Recommendation: No action required
ACTION:

10. **DEPARTMENT OF TRANSPORTATION**

11. **COUNTY COUNSEL'S REPORTS**

12. **DIRECTOR'S REPORTS**

13. **ADJOURNMENT**

Respectfully submitted,
GREGORY L. FUZ, 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 Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*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.

Meetings for the Month of October

October 11, 2007; 8:30 a.m. – Regular

October 25, 2007; 8:30 a.m. – Regular