



# 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

Lou Rain, Chair, District I  
Dave Pratt, First Vice-Chair, District II  
Tom Heflin, Second Vice-Chair, District III  
Walter Mathews, District IV  
Alan Tolhurst, District V

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

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## A G E N D A

### **Regular Meeting April 22, 2010 – 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:** April 8, 2010
  - b. **Finding of General Plan Consistency:** GOV010-0001 submitted by EL DORADO HILLS INVESTORS, LTD and JACKSON PROPERTIES II, LLC (Agent: Kevin Heeney/CTA Engineering & Surveying) for a Finding of General Plan Consistency pursuant to Government Code Section 65402(a) for the General Vacation of portions of Old White Rock Road. The property, identified by Assessor's Parcel Numbers (portions of) 117-160-15, 117-160-58, 117-160-59, 117-180-04, and 117-180-10, is located in the section of the existing Old White Rock Road at the southwest corner area of Latrobe Road and the New White Rock Road, and east of Windfield Way, in the El Dorado Hills area, Supervisorial District II. [*Project Planner: Mel Pabalinas*]

**Staff Recommendation:** Find request consistent with the General Plan

**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.**

7. **PUBLIC FORUM/PUBLIC COMMENT**

8. **SPECIAL USE PERMIT**

- a. **S09-0008/El Dorado Hills Fire Training Facility** submitted by EL DORADO HILLS FIRE DEPARTMENT (Agent: James O’Camb) to allow a fire training facility for emergency services which includes outdoor classrooms, auto extraction and confined space rescue area, apartment building, single family home, hillside single family home, 3 mini storage buildings, commercial strip mall, a 60 foot training tower, indoor shooting range, and an off-site facility sign. The property, identified by Assessor’s Parcel Numbers 117-210-19, 117-210-25 and 117-082-02 (Sign), consisting of 11.3 acres, is located on the north side of Golden Foothill Parkway at the intersection with Cypress Point Court in the El Dorado Hills Business Park, in the El Dorado Hills area, Supervisorial District II. *[Project Planner: Michael Baron]* (Negative declaration prepared)\*

Staff Recommendation: Approval

- b. **S07-0019/Olde Coloma Theatre** submitted by COLOMA CRESCENT PLAYERS, INC. (Agent: Carol Fallon) to authorize the use of an existing building for live theatre performances with a maximum occupancy of 149 persons. The property, identified by Assessor’s Parcel Number 006-290-04, consisting of 19,602 square feet, is located on the south side of Monument Road, approximately 100 feet west of the intersection with Cold Springs Road, in the Coloma area, Supervisorial District IV. *[Project Planner: Jason Hade]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\* *[continued from 11/12/09 (item re-noticed), 1/14/10, 2/25/10 & 3/11/10 meetings]*

Staff Recommendation: Approval

9. **WORKSHOP**

**Noise Workshop:** Presentation by Jim Brennan of J.C. Brennan & Associates and staff to discuss description of noise and measurement, General Plan/County Code noise standards, and impacts and mitigation.

10. **ADJOURNMENT**

Respectfully submitted,  
ROGER P. TROUT, Director  
Development Services

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 County of El Dorado Planning Services; 2850 Fairlane Court; Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at [www.edcgov.us/Planning/ProjectInquiry.asp](http://www.edcgov.us/Planning/ProjectInquiry.asp). 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.

\*\*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.