



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

A G E N D A

Regular Meeting May 27, 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.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN PLANNING SERVICES**

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 13, 2010

- b. **Finding of General Plan Consistency: SPR10-0001/Riparian Setback Reduction** submitted by KEN DILULLO (Agent: Joe Donald) for a Finding of Consistency with General Plan Policy 7.3.3.4 for reduction of the perennial stream setback from 100 feet to no less than 9 feet from the high water mark to allow the construction of a two-story 1,632 square foot addition to an existing single-family dwelling. The property, identified by Assessor's Parcel Number 105-110-27, consisting of 5.14 acres, is located on the west side of No Easy Road, approximately 500 feet north of the intersection with Clark Mountain Road, in the Lotus area, Supervisorial District IV. [*Project Planner: Mike Baron*]

Staff Recommendation: Find request consistent with the General Plan

- c. **Findings of Consistency with General Plan and El Dorado Hills Specific Plan: GOV10-0003** submitted by RESCUE UNION SCHOOL DISTRICT (Agent: Bill Wright) for Findings of Consistency with the El Dorado County General Plan and El Dorado Hills Specific Plan for a proposed school site acquisition pursuant to Government Code Section 65402(a). The property, identified by Assessor's Parcel Numbers 123-370-01 and 123-280-10, consisting of 23.68 acres, is located at the northeast corner of Serrano Parkway and Bass Lake Road in the El Dorado Hills area, Supervisorial District I. [*Project Planner: Mel Pabalinas*]

Staff Recommendation: Find request consistent with the General Plan and the El Dorado Hills Specific 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. **S10-0001/Enchanted April Farm Bed and Breakfast** submitted by ELKE SCHLOSSER to allow a bed and breakfast inn, retreat/event venue with a maximum of 30 events for up to 20 persons, equestrian center, and a 24 square-foot lighted sign. The inn consists of a 3,177 square-foot structure, swimming pool and outdoor barbeque area. The equestrian facility includes a 2,160 square-foot barn, arena, storage and tack sheds, three stables and paddock area. The property, identified by Assessor's Parcel Number 104-080-49, consisting of 10.00 acres, is located on the west side of Salmon Falls Road, approximately 660 feet north of the intersection with Equestrian Way, in the Pilot Hill area, Supervisorial District IV. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines)**

Staff Recommendation: Approval

- b. **S09-0014/Greenwood Kingdom Hall** submitted by CONGREGATION OF JEHOVAH'S WITNESSES (Agent: Sean Bondar) to allow a 4,540 square foot religious facility with a 600 square foot covered drop-off area. Parking would be provided for up to 66 vehicles. Outdoor lighting and landscaping to be provided within the parking areas. The facility would be utilized on Thursday evenings from 7:00PM to 9:00PM and Sunday from 10:00AM to 12:00PM. Additional meetings would be held during the weekdays Monday through Saturday beginning at 9:00AM. All meetings and gatherings of large groups at the religious facility would conclude prior to 10:00PM in order for all vehicles to vacate premises prior to 10:00PM. Nighttime use by small groups (up to 6 vehicles) may occur between the hours of 10:00PM and 7:00AM. The project includes a request for a 40 square foot monument sign identifying the Kingdom Hall facility. The sign would be approximately 5 feet in height and 8 feet in width. The property, identified by Assessor's Parcel Numbers 074-173-03, 074-173-06, and 074-173-12, consisting of 2.44 acres, is located on the west side of Greenwood Road, approximately 500 feet northwest of the intersection with Ricci Road, in the Greenwood area, Supervisorial District IV. [*Project Planner: Gina Paolini*] (Mitigated negative declaration prepared)*

Staff Recommendation: Approval

9. 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.

*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. 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.