



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

AGENDA

Regular Meeting September 9, 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:** August 12, 2010
 - b. **Finding of General Plan Consistency:** **GOV10-0002** submitted by the LAKE VALLEY FIRE PROTECTION DISTRICT for a Finding of General Plan Consistency on the Capital Improvement Plan pursuant to Government Code Section 65401. [*Project Planner: Mel Pabalinas*]

Staff Recommendation: Find request consistent with the General Plan
 - c. **Finding of General Plan Consistency:** **GOV10-0006** submitted by the MOSQUITO FIRE PROTECTION DISTRICT for a Finding of General Plan Consistency on the Development Fee Capital Improvement Plan 2009-2014 pursuant to Government Code Section 65401. [*Project Planner: Mel Pabalinas*]

Staff Recommendation: Find request consistent with the General Plan
 - d. **Finding of General Plan Consistency:** **GOV10-0007** submitted by the PIONEER FIRE PROTECTION DISTRICT for a Finding of General Plan Consistency on the Capital Improvement Plan pursuant to Government Code Section 65401. [*Project Planner: Mel Pabalinas*]

Staff Recommendation: Find request consistent with the General Plan
 - e. **Finding of General Plan Consistency:** **GOV10-0008** submitted by the DIAMOND SPRINGS-EL DORADO FIRE PROTECTION DISTRICT for a Finding of General Plan Consistency on the Capital Improvement Plan (Fire Facilities Impact Fee Study) pursuant to Government Code Section 65401. [*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. **S09-0024/Petra Winery** submitted by MARK ANNIS to allow a wine production facility with no on-site sales. The property, identified by Assessor's Parcel Number 102-210-16, consisting of 10.01 acres, is located on the east side of Deer Valley Road, approximately 0.5 mile northeast of the intersection with Green Valley Road, in the Rescue area, Supervisorial District IV. [*Project Planner: Aaron Mount*] (Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines)**

Staff Recommendation: Approval

- b. **S09-0006/Fat Kitty City** submitted by ED and CINDY MINGHELLI to authorize a cat sanctuary (cattery) for up to 150 cats. The property, identified by Assessor's Parcel Number 102-180-09, consisting of 20.14 acres, is located on the east side of Sweet Valley Road, approximately 0.5 mile north of the intersection with Hickok Road, in the El Dorado Hills area, Supervisorial District IV. [*Project Planner: Jason Hade*] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)**

Staff Recommendation: Approval

9. **TENTATIVE MAP**

TM10-1494/West Valley Village Unit 7A submitted by WEST VALLEY, LLC to subdivide two parcels creating six residential lots ranging from 1.17 to 3.73 acres in size and a 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 118-370-01 and 118-370-02, consisting of 13.6 acres, is located approximately 600 feet northeast along Brentford Way from the intersection with Royal Oaks Drive in the West Valley Village (Blackstone) portion of Valley View Specific Plan Area, in the El Dorado Hills area, Supervisorial District II. [*Project Planner: Mel Pabalinas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)**

Staff Recommendation: Approval

10. **ORDINANCE**

OR10-0002/Wind Energy Conversion Systems initiated by EL DORADO COUNTY. Proposed amendment to County Ordinance, Title 17, to add provisions for wind energy conversion systems to comply with California Government Code Section 65893 which encourages local agencies to adopt zoning standards that enable construction of small wind energy conversion systems for on-site home, farm, and small commercial use. The intent is to provide standards and regulations for the safe and effective construction and use of these systems, as well as for larger, utility-scale systems that can potentially be developed within the County, based on the State Energy Commission's *Wind Resource Potential Maps*. [Project Planner: Lillian MacLeod] (Negative Declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors

11. **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.