



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

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

Char Tim Clerk of the Planning Commission

AGENDA

Regular Meeting February 24, 2011 – 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:** February 10, 2011
 - b. **Finding of General Plan Consistency:** **GOV11-0001** submitted by the CITY OF PLACERVILLE for a Finding of General Plan Consistency pursuant to Government Code Section 65402(b), that the County determine if the City of Placerville's acquisition and disposition of a portion of Alum pond and a communications tower, located in the Placerville Periphery, conforms to the El Dorado County General Plan. The property, identified by Assessor's Parcel Numbers 051-100-59 and 051-300-67, consisting of 4.17 acres, is located on the south side of La Vista Drive, approximately 0.5 mile southeast of the intersection with Highway 49, in the Placerville area, Supervisorial District 3. [*Project Planner: Aaron Mount*]

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 REVISION**

S80-0153-R/Pioneer Bible Church Expansion submitted by PIONEER BIBLE CHURCH (Agent: Jarrod Holliday) for the following: 1. Revision to a Special Use Permit to expand an existing religious facility from 8,199 square feet to 19,144 square feet to include the following: (a) A 8,625 square foot auditorium; (b) A 400 square foot storage facility; (c) A 940 square foot covered porch; (d) Two modular structures each 960 square feet in size; (e) A parking facility accommodating 123 vehicles, including outdoor lighting and landscaping; and (f) The facility would be utilized Monday through Sunday for ministry activities, bible classes, childcare, Awana, women's exercise group and other non-church group activities, such as 4-H and home school groups; and 2. Finding of Consistency with General Plan Policy 7.3.3.4 for the following: (a) A reduction of the wetland setback from 50 feet to zero with installation of a 3 foot tall cedar split rail barrier at the wetland border; and (b) A reduction of the 100-foot pond setback (located off-site) to a 52-foot setback to one modular structure. The property, identified by Assessor's Parcel Number 094-010-79, consisting of 4.17 acres, is located on the south side of Mt. Aukum Road at the intersection with Horseshoe Bend, in the Grey's Corner Rural Center, Supervisorial District 2. *[Project Planner: Gina Paolini]* (Negative declaration prepared)*

Staff Recommendation: Approval

9. **ZONING ORDINANCE UPDATE REVIEW**

Continued discussion of previously agendized Articles

10. **ADJOURNMENT**

Respectfully submitted,
ROGER TROUT, 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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative

declaration or mitigated 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.