



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

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Tom Heflin, Second Vice-Chair, District 3
Rich Stewart, District 1
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

AGENDA

Regular Meeting August 8, 2013 – 8:30 A.M.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

Persons wishing to speak on a Consent Calendar item are requested to 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. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00am. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting.

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.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

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: June 27, 2013

Staff Recommendation: Approve meeting minutes as presented

b. Minutes: July 11, 2013

Staff Recommendation: Approve meeting minutes as presented

c. Five-Year Cell Tower Review – Special Use Permit S04-0029-R/AT&T-Kyburz submitted by AT&T (Agent: Jerry Jazmadarin) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 012-330-45, consisting of 5 acres, is located on the west side of CeePee Court, approximately 625 feet east of the intersection with U.S. Highway 50, in the Kyburz area, Supervisorial District 5. [*Project Planner: Tom Dougherty*] (Previously Adopted Negative Declaration)

Staff Recommendation: Find project is in substantial conformity with Conditions of Approval and approve modifications to Conditions of Approval

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. – TIME ALLOCATION

7. **PUBLIC FORUM/PUBLIC COMMENT**

8. **SPECIAL USE PERMIT REVISION (Public Hearing)**

S07-0027-R/Eden Vale Inn submitted by MARK HAMLIN to add two additional guest rooms for a total of 13 rooms, 30 additional special events with up to 30 non-guests per event, and a caretaker temporary residence. The property, identified by Assessor's Parcel Number 102-140-88, consisting of 10.01 acres, is located on the west side of Springvale Road, approximately 1,000 feet north of the intersection with Lotus Road, in the Gold Hill area, Supervisorial District 4. [*Project Planner: Aaron Mount*] (Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines)**

Staff Recommendation: Approval

9. **PLANNED DEVELOPMENT (Public Hearing)**

PD13-0002/EDH 52 Grading submitted by EDH 52, LLC (Agent: RSC Engineering, Inc.) to request a Development Plan for a rough grading permit to allow the excavation of approximately 120,000 cubic yards of soil from the 5.42-acre borrow site identified in the Silva Valley Parkway Interchange E.I.R., to be utilized for the construction of the Silva Valley Parkway Interchange. The property, identified by Assessor's Parcel Number 122-720-09, consisting of 57.78 acres, is located on the north and south sides of U.S. Highway 50 at the intersection with Silva Valley Parkway, in the El Dorado Hills area, Supervisorial Districts 1 and 2. [*Project Planner: Tom Dougherty*] (Previously Adopted Environmental Impact Report-SCH# 1988050215)

Staff Recommendation: Approval

10. **ORDINANCE** (Public Hearing)

OR13-0002/Medical Marijuana Outdoor Cultivation initiated by EL DORADO COUNTY. The proposed amendment to County Ordinance, Title 17, will regulate the outdoor cultivation of medical marijuana in all zone districts in the unincorporated areas of the County of El Dorado. The Ordinance proposes to regulate the outdoor cultivation of medical marijuana by setting standards and regulations for: the maximum size area for cultivation; fencing; separation from youth oriented facilities; setbacks from property lines; limitations on smoke and odor; residency requirements or owner authorization; environmental requirements (water quality, sewage disposal, and use of chemicals); disposal of waste material; collective cultivation on larger lots; abatement and code enforcement; administrative relief provisions and appeal process, including providing for public notice of administrative relief and appeal requests. The Planning Commission proposes to find that adoption of the ordinance is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15060(c)(3) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations). [*Project Planner: Peter Maurer*]

Staff Recommendation: Recommend approval to the Board of Supervisors

11. **ADJOURNMENT**

Respectfully submitted,
ROGER TROUT, Executive Secretary

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 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.