



## EL DORADO COUNTY PLANNING DEPARTMENT

John Knight..... District I  
John MacCready..... District II  
Dave Machado..... District III  
Chris Chaloupka ..... District IV  
Alan Tolhurst..... District V  
Jo Ann Brillisour..... Clerk of the Commission

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### **CONFIRMED AGENDA**

#### **Regular Meeting of the Planning Commission December 9, 2004 – 8:30 A.M. BUILDING C HEARING ROOM 2850 Fairlane Court, Placerville, CA**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman 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 ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to five 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, any written information from the public must be received by the Planning Department by Thursday the week prior to the meeting. The Planning Department cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.**

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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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:** November 18, 2004  
**ACTION:** Approved, as corrected

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **CAPITAL IMPROVEMENT PLAN** (Public Hearing)

- a. Request submitted by the LATROBE FIRE PROTECTION DISTRICT for a finding of consistency on the update to their Capital Improvement Plan.

STAFF (Fire District)                      **Recommendation:** Find request consistent with General Plan

**ACTION:** Request found consistent with General Plan

8. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S04-0020** submitted by TETRA TECH COMMUNICATIONS for NEXTEL (Agent: Shawna M. Desbois) to allow the construction and operation of a new wireless telecommunications facility (cell tower) consisting of a 75-foot monopine with 12 panel antennas mounted at a centerline elevation of the tower of 65-feet. Twelve panel antennas in three groups of fours will be mounted on an antenna array mount to avoid horizontal expansion of the overall structure beyond the proposed foliage. The antenna panels are approximately 7 inches wide, 96 inches long, and 8 inches deep. Equipment cabinets would be housed in a prefabricated equipment shelter adjacent to the treepole within a 2,500 square foot

fenced lease area within the parcel. Two small GPS sensors will be located on the equipment shelter. The property, identified by Assessor's Parcel Number 071-091-56, consists of 0.92 acre, is located on the south side of Northside Drive, 0.05 mile east of the intersection with State Route 49, in the **Cool area**. (Mitigated negative declaration prepared)\*

STAFF (GH)                      Recommendation:      Conditional approval  
ACTION:                              Conditionally approved

- b.      **S04-0034/Cameron Park Five Star Self-Storage (Agent) Richard Evans** to allow the placement of an on-site pole sign adjacent to U.S. Highway 50. The proposed sign is 17 feet tall with 72 square feet of sign area and is proposed to be internally illuminated. The property, identified by Assessor's Parcel Number 109-111-14, consisting of 3.34 acres, is located on the north side of Flying C Road, approximately 500 feet east of the intersection with Cambridge Road, in the **Cameron Park area**. (Categorically exempt pursuant to Section 15311(a) of the CEQA Guidelines)\*\*

STAFF (RE)                      Recommendation:      Conditional approval  
ACTION:                              Conditionally approved

- c.      **S04-0016** submitted by TEICHERT, INC./Daniel Palmer, to allow the placement of a portable hot asphalt batch plant for a period not to exceed four years duration. The property, identified by Assessor's Parcel Number 071-010-18, consists of 142.98 acres, is located on the east side of State Route 49, approximately 1.5 miles north of the intersection with State Route 193, in the **Cool area**. (Mitigated negative declaration prepared)\*

STAFF (RE)                      Recommendation:      Conditional approval  
ACTION:                              Denied

- d.      **S01-0018R1** submitted by SUPERIOR SELF STORAGE (Agent: Dave Kindelt/Scott Rowe) to amend Condition 20 to allow the temporary occupancy of up to 50 percent of the mini-storage facility prior to the installation of a signal at the intersection of Green Valley Road and Cambridge Road. The properties, identified by Assessor's Parcel Numbers 116-281-06 and -07, consist of 5.92 acres, are located on the southwest corner of Green Valley Road, at the intersection with Cambridge Road, in the **Cameron Park area**. (Mitigated negative declaration previously prepared and adopted)\*\*

STAFF (MM)                      Recommendation:      Conditionally approve  
ACTION:                              Mitigation Measure 3, Condition 20, and findings modified

This item was conceptually approved on November 18, 2004, and continued to this meeting for final action.

- 9. DEPARTMENT OF TRANSPORTATION**
- 10. COUNTY COUNSEL'S REPORTS**
- 11. DIRECTOR'S REPORTS**
- 12. ADJOURNMENT**

Respectfully submitted,  
PETER N. MAURER, Acting Planning 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 Peter N. Maurer, Acting Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. 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.

**Meetings for the Month of January**

January 13, 2005; 8:30 a.m. – Regular  
January 27, 2005; 8:30 a.m. – Regular