



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

CONFORMED AGENDA

Regular Meeting May 13, 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:** April 22, 2010
ACTION: APPROVED (4-0; Tolhurst abstained)
 - b. **Finding of General Plan Consistency: GOV10-0005** submitted by EL DORADO COUNTY for a Finding of General Plan Consistency pursuant to Government Code Section 65402 for the acquisition of real property and proposed animal shelter facility. The property, identified by Assessor's Parcel Number 109-480-21, consisting of 5.11 acres, is located on the south side of Business Drive, north of Southern Pacific Railroad right-of-way in the Barnett Business Park, in the Shingle Springs area, Supervisorial District II. [*Project Planner: Mike Baron*]

Staff Recommendation: Find request consistent with the General Plan
ACTION: APPROVED (5-0)

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. **S09-0015/SBA Cellular Telecommunications Facility-Garden Valley** submitted by SBA TOWERS, INC. (Agent: Gary Mapa/Site Acquisition Resultants, Inc.) to allow the construction of a wireless telecommunications facility to include a 100-foot tall monopine tower with 12 antennas at the 98-foot

level and ground support equipment to be located in a 60-foot by 90-foot fenced lease area. The property, identified by Assessor's Parcel Number 088-420-06, consisting of 5.033 acres, is located on the south side of Sagebrush Road, approximately 500 feet west of the intersection with Mt. Murphy Road, in the Garden Valley area, Supervisorial District IV. *[Project Planner: Tom Dougherty]* (Mitigated negative declaration prepared)*

Staff Recommendation: Approval
ACTION: APPROVED (4-1 [Mathews])

- b. **S09-0022/AT&T Communications Tower-Placerville** submitted by AT&T (Agent: Jacob Reeves/The Lyle Company) to allow the construction of a wireless communications facility to include a 68-foot tall monopine tower to include 12 antennas at the 60-foot level with ground support equipment to be located within a 30-foot by 30-foot fenced lease area. The property, identified by Assessor's Parcel Numbers 323-250-32 and 323-250-33, consisting of 3.55 acres, is located on the southeast corner of the intersection of Kelli Drive and Cold Springs Road, in the Placerville area, Supervisorial District III. *[Project Planner: Tom Dougherty]* (Negative declaration prepared)*

Staff Recommendation: Approval
ACTION: CONTINUED TO JUNE 24, 2010, MEETING (5-0)

- c. **S09-0017** submitted by THOMAS WILLIAMS (Agent: Larry Garrett) to allow the following: (1) Expand an existing retail center to include a used auto dealer with an 11,400 square foot outdoor sales area and 943 square feet of office space; (2) Incorporate a Master Parking Program for the retail center; and (3) Approve a Master Sign Program for the retail center to include the following: (a) Approve a freestanding "Sunset Village" identification sign to be 10 feet in height and 4 feet in width; and (b) Approve a phased program for parapet wall signs. Parapet wall signs would be 4 feet in height and 8 feet in width. The property, identified by Assessor's Parcel Numbers 090-430-43, 090-430-44, and 090-430-01, consisting of 3.34 acres, is located on the north side of Mother Lode Drive, approximately one-fourth mile east of the intersection with French Creek Road, in the Shingle Springs area, Supervisorial District IV. *[Project Planner: Gina Paolini]* (Categorical Exemption pursuant to Section 15301(a) of the CEQA Guidelines)**

Staff Recommendation: Approval
ACTION: APPROVED (5-0)

9. **GENERAL PLAN AMENDMENT/REZONE**

A09-0006/Z09-0012/Pierce Trust submitted by ELIZABETH ANN WILLIAMS/Trustee (Agent: Gene E. Thorne & Associates, Inc.) to allow the following: (1) General Plan amendment amending the land use designation from Medium Density Residential (MDR) to Commercial (C); and (2) Rezone from One-Acre Residential (R1A) to Commercial-Planned Development (C-PD). The property, identified by Assessor's Parcel Number

327-140-07, consisting of 4.77 acres, is located on the east side of Greenleaf Drive, approximately 300 feet south of the intersection with Missouri Flat Road, in the Placerville periphery area, Supervisorial District III. *[Project Planner: Jason Hade]* (Negative declaration prepared)*

Staff Recommendation: Recommend approval to Board of Supervisors

ACTION: RECOMMENDED CONCEPTUAL DENIAL AND DIRECT STAFF TO RETURN ON MAY 27, 2010, (CONSENT CALENDAR) WITH FINDINGS FOR DENIAL (3-1 [Pratt]; Tolhurst absent)

10. REZONE/TENTATIVE MAP

Z05-0015/TM05-1401/Malcolm Dixon Road Estates submitted by OMNI FINANCIAL LLC/MARTIN BOONE to rezone from Exclusive Agriculture (AE) to Estate Residential Five-Acre (RE-5); and a Tentative Map to create 8 residential lots ranging in size from 5.0 acres to 5.6 acres. The property, identified by Assessor's Parcel Number 126-100-23, consisting of 40.6 acres, is located on the north side of Malcolm Dixon Road, approximately one-half mile east of the intersection with Salmon Falls Road, in the El Dorado Hills area, Supervisorial District IV. *[Project Planner: Michael Baron]* (Mitigated negative declaration prepared)* *[continued from 2/25/10 & 3/11/10 meetings; item renoticed]*

Staff Recommendation: Recommend approval to Board of Supervisors

ACTION: RECOMMENDED APPROVAL (4-0; Tolhurst absent)

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.