



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 June 24, 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:** May 27, 2010
ACTION: APPROVED (4-0; Tolhurst absent)
 - b. **Finding of General Plan Consistency:** **GOV10-0004** submitted by the RESCUE FIRE PROTECTION DISTRICT for a Finding of General Plan Consistency on the Capital Improvement Program pursuant to Government Code Section 65401. [Project Planner: Mel Pabalinas]

Staff Recommendation: Find request consistent with the General Plan
ACTION: APPROVED (4-0; Tolhurst absent)

SITE PLAN REVIEW

- c. **SPR10-0003/Fresh Pond Five-Year Cell Tower Review** submitted by TOWERCO ASSETS II, LLC (Agent: David Hockey) for a five-year review of an existing cellular telecommunications facility originally approved by the Planning Commission under Special Use Permit S04-0050. The property, identified by Assessor's Parcel Number 009-640-03, consisting of 14.19 acres, is located on the north side of Twin Mountain Road, approximately one-half mile southeast of the intersection with US Highway 50 and Twin Mountain Road, in the Pollock Pines area, Supervisorial District II. [Project Planner: Tom Dougherty]

Staff Recommendation: Find that for this five-year review period, the project is in substantial conformity with the Conditions of Approval for Special Use Permit S04-0050.
ACTION: APPROVED (4-0; Tolhurst absent)

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. WILLIAMSON ACT CONTRACT

WAC10-0001 submitted by MICHAEL KUHL, JACK RUDD and JEANINE SANTILLO to amend a portion of Agricultural Preserve Number 172 establishing a new Agricultural Preserve. The property, identified by Assessor's Parcel Number 087-021-58, consisting of 178.75 acres, is located on the west side of South Shingle Road, approximately 1.3 miles north of the intersection with Latrobe Road, in the Latrobe area, Supervisorial District II. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15317 of the CEQA Guidelines)**

Staff Recommendation: Recommend approval to the Board of Supervisors
ACTION: RECOMMENDED APPROVAL (4-0; Tolhurst absent)

9. SPECIAL USE PERMIT

- a. **S07-0002/Randal's Woodworks Cabinet Shop** submitted by RANDY RAINS to allow for the operation of a cabinet shop as a home occupation. This was conceptually approved by the Planning Commission on August 28, 2008, and is being brought back to the Planning Commission for final approval with conditions and findings. The property, identified by Assessor's Parcel Number 319-040-03, consisting of 8.11 acres, is located on the west side of Mulberry Lane, at the intersection with Green Valley Road, in the Greenstone area, Supervisorial District IV. *[Project Planner: Aaron Mount]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)**

Staff Recommendation: Approval
ACTION: CONTINUED TO JULY 8, 2010, MEETING (4-0; Tolhurst absent)

- 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)* *[continued from 5/13/10 meeting]*

Staff Recommendation: Approval
ACTION: CONTINUED OFF-CALENDAR (4-0; Tolhurst absent)

10. **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)* *[continued from 5/13/10 & 5/27/10 meetings-renoticed]*

Item Summary: Item was conceptually denied on 5/13/10 and continued to 5/27/10 for formal action. On 5/27/10, with three Commissioners present, discussion ensued on concerns regarding last meeting's direction to staff. As a result, and with the intent to have a full Commission take action, the item was continued to 6/24/10 for consideration of both recommendations (approval *[Staff's]* and denial *[Commission's]*).

ACTION: RECOMMENDED APPROVAL WITH REZONE REQUEST TO BE CHANGED TO PROFESSIONAL OFFICE COMMERCIAL-PLANNED DEVELOPMENT (CPO-PD) (3-1 [Mathews]; 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.