



# 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

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## CONFORMED AGENDA

### **Regular Meeting October 14, 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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN PLANNING SERVICES**

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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:** September 23, 2010  
**ACTION: APPROVED 34-0; Pratt, Tolhurst absent)**
  - b. **Finding of General Plan Consistency:** GOV10-0009 submitted by EL DORADO COUNTY for a Finding of General Plan Consistency pursuant to Government Code Section 65401 for the acquisition of proposed real property for Gabbro Soils Rare Plant Mitigation. The property, identified by Assessor's Parcel Number 070-261-82, consisting of 8.932 acres, is located immediately north of U.S. Highway 50, at the east end of Palmer Drive, in the Cameron Park area, Supervisorial District IV. [*Project Planner: Peter Maurer*]  
  
**Staff Recommendation:** Find request consistent with the General Plan  
**ACTION: APPROVED (3-0; Pratt, 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. **TENTATIVE MAP**

**TM09-1491/Williamson Family Trust Subdivision** submitted by WILLIAMSON FAMILY TRUST/KIM HARRIS, TRUSTEE (Agent: CTA Engineering & Surveying, Inc.) for the following: 1. Tentative Map to create 4 residential lots ranging in size from 10 acres to 11 acres; 2. A design waiver from the Design and Improvements Standards Manual to reduce the on-site right-of-way width from 50 feet to 30 feet; and 3. A

reduction in the interim setbacks from a wetland from 50 feet to 10 feet. The property, identified by Assessor's Parcel Number 102-020-96, consisting of 43.19 acres, is located on the west side of Lotus Road, approximately 1,000 feet south of the intersection with Oleander Lane, in the Rescue area, Supervisorial District IV. [*Project Planner: Aaron Mount*] (Mitigated negative declaration prepared)\*

Staff Recommendation: Approval

**ACTION: APPROVED (4-0; Tolhurst absent)**

**9. PLANNED DEVELOPMENT REVISION**

- a. **PD95-0001-R-4/Cool Village Condominiums-Phase 1** submitted by COOL VILLAGE INVESTMENTS CA, LLC (Agent: Patrick Kaestner) to revise a planned development to allow Parcel 2 and the existing 5,600 square-foot office building to be subdivided into four commercial condominium units with one exterior common area parcel containing shared access, circulation, parking, and landscaping. The property, identified by Assessor's Parcel Number 071-480-02, consisting of 0.812 acre, is located on the southwest corner of the intersection of State Routes 49 and 193, in the Cool area, Supervisorial District IV. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15301(k) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: APPROVED (4-0; Tolhurst absent)**

- b. **PD95-0001-R-3/Cool Village Condominiums-Phase 2** submitted by COOL VILLAGE INVESTMENTS CA, LLC (Agent: Patrick Kaestner) to revise a planned development to allow Parcel 3 and the existing 11,900 square-foot office building to be subdivided into eight commercial condominium units with one exterior common area parcel containing shared access, circulation, parking, and landscaping. The property, identified by Assessor's Parcel Number 071-480-03, consisting of 1.84 acres, is located on the southwest corner of the intersection of State Routes 49 and 193, in the Cool area, Supervisorial District IV. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15301(k) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: APPROVED (4-0; Tolhurst absent)**

**10. SPECIAL USE PERMIT**

**S08-0018/ComSites West Communications Tower-Coloma** submitted by COMSITES WEST, LLC (Agent: Tim Miller/SiteCom, Inc.) to allow the construction of a wireless communications facility to include a 100-foot tall monopine tower, nine antennas at the 93-foot level, and ground support equipment to be located in a 50-foot by 55-foot fenced lease area. The property, identified by Assessor's Parcel Number 006-011-68, consisting

of 12.59 acres, is located on the north side of Mt. Murphy Road, approximately 0.35 mile east of the intersection with Bayne Road, in the Coloma area, Supervisorial District IV. [Project Planner: Tom Dougherty] (Negative declaration prepared)\*

Staff Recommendation: Approval

**ACTION: CONTINUED TO DECEMBER 9, 2010 MEETING (4-0; Tolhurst absent)**

11. **VARIANCE**

**V10-0001** submitted by GARY and JANNA STEIN (Agent: Brad Altman) to reduce the front yard setback from 20 feet to 1 foot and side yard setback from 5 feet to 1 foot for a single-story garage on an existing parking pad. The property, identified by Assessor's Parcel Number 016-600-19, consisting of 2.55 acres, is located on the east side of Scenic Drive, approximately 600 feet south of the intersection with State Route 89, in the Meeks Bay area, Supervisorial District V. [Project Planner: Tom Purciel] (Categorical Exemption pursuant to Section 15305(a) of the CEQA Guidelines)\*\* [continued from 9/9/10 meeting]

Staff Recommendation: Denial

**ACTION: APPROVED (4-0; Tolhurst absent)**

12. **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](mailto: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](http://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.