



# 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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## A G E N D A

### **Regular Meeting December 9, 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:** November 18, 2010
  - b. **2009 Annual Report on the River Management Plan:** Receive and File  
*[Staff: Noah Rucker-Triplett/Environmental Management]*

**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. **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)\* *[continued from 10/14/10 meeting]*  
  
**Staff Recommendation:** Approval

- b. **S10-0008/Cosenza Dog Kennel** submitted by LINDA and CARLO COSENZA to allow the operation of a non-commercial kennel for up to 25 dogs to be housed within an existing residence and dog run. The property, identified by Assessor's Parcel Number 119-010-11, consisting of 10 acres, is located on the east side of Screech Owl Creek Road, approximately 6,000 feet southwest of the intersection with Marble Mountain Road, in the El Dorado Hills area, Supervisorial District II. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

- c. **S10-0006/SBA 49'er Gold Cell Tower** submitted by SBA TOWERS, INC. (Agent: Gary Mapa/Site Acquisition Resultants, Inc.) to allow the construction of a wireless communications facility to include a 104-foot tall monopine tower with 12 antennas at the 96-foot level and ground support equipment to be located within a 2,700 square foot fenced lease area. The property, identified by Assessor's Parcel Number 089-010-41, consisting of 2.379 acres, is located on the north side of Gold Hill Road, approximately 0.45 mile west of the intersection with State Highway 49, in the Gold Hill area, Supervisorial District IV. *[Project Planner: Aaron Mount]* (Negative declaration prepared)\*

Staff Recommendation: Approval

9. **REZONE**

**Z10-0001** submitted by JAMES E. WAINSCOTT to request a 10-year roll out and zone change of a Timberland Preserve (Production) Zone parcel to Estate Residential (RE-10). The property, identified by Assessor's Parcel Numbers 096-120-45 and 096-120-46, consisting of 21.7 acres, is located on the north side of Fort Jim Road, approximately 1.25 miles west of the intersection with Newtown Road in the Fort Jim/Newtown area, Supervisorial District II. *[Project Planner: Aaron Mount]* (Statutory Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

Staff Recommendation: Recommend approval to the Board of Supervisors

10. **PLANNED DEVELOPMENT/TENTATIVE MAP**

**PD10-0002/TM10-1496/Serrano Village K-5, Phase 2** submitted by SERRANO ASSOCIATES, LLC for the following: 1. Development Plan for the proposed subdivision with modifications to One-Family Residential (R1) Zone District development standards including minimum lot size, lot coverage, and setbacks; 2. Tentative Subdivision Map re-subdividing previously approved portion of Village K-5 and subdividing a 10-acre parcel (Lot A) creating 143 detached clustered residential lots ranging from 4,800 to 19,142 square feet in size and six landscape lots; and 3. Design Waiver of the following El

Dorado County Design and Improvement Standards Manual (DISM) road improvement standards: A. Modification of subdivision road improvements under Standard Plan 101 B including: (1) Reduction of right-of-way width from 50 feet to 42 feet for Hogarth Way and Van Gogh Way; (2) Reduction of right-of-way width from 50 feet to 36 feet for Hogarth, Vermeer, and Reni Courts; and (3) Reduction of sidewalk width from 6 feet to 4 feet on one side of the street; B. Reduction of right-of-way for cul-de-sac turnarounds from 120 feet to 94 feet in diameter and improved surface diameter from 100 feet to 80 feet; C. Exceed the 3 to 1 width-to-length lot ratio standard for Lots 5, 47, 62, 116, 117, 119, 122, 126, 127, 130, 132, 133 and 138; and D. Reduction of standard lot frontage width of 60 feet to dimensions identified on the map. The property, identified by Assessor's Parcel Numbers 123-370-26 and 123-370-30, consisting of 32 acres, is located approximately one mile west along Greenview Drive from its intersection with Serrano Parkway within Serrano master planned development in the El Dorado Hills area, Supervisorial District II. *[Project Planner: Mel Pabalinas]* (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)\*\*

Staff Recommendation: Recommend approval to the Board of Supervisors

**1:00 P.M.**

**11. LAND DEVELOPMENT MANUAL**

**Adoption of Land Development Manual and Standard Plans (hereinafter "Manuals").** Sections 16.14.010 and 16.16.020 of the El Dorado County Code require all subdivision improvements to be constructed in accordance with the County Design Manual. The proposed Manuals comprehensively incorporate provisions of the 2004 General Plan and 2007 Fire Code, updates to the current Design and Improvement Standards Manual, and includes additional information on development processes. The Manuals include provisions for: Subdivision Development Processes; Road Standards and Typical Sections; Hillside Design Standards; Design Waivers; Secondary Access Provisions; Sidewalk Requirements; Fire Protection Standards; Water and Sewage Disposal Standards; Miscellaneous DOT permits and processes; Grading; Gating of Roads; Surveying Information; and a Reference Chapter. *[Project Contact: Roger Trout]* (Negative declaration prepared)\* *[continued from the 10/28/10 (lack of a quorum) & 11/18/10 meetings]*

Staff Recommendation: Recommend approval

**12. ZONING ORDINANCE UPDATE REVIEW**

**13. 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 <http://edcapps.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.