



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

Tom Heflin Chair, District III
Dave Pratt, First Vice-Chair, District II
Walter Mathews, Second Vice-Chair, District IV
Lou Rain, District I
Alan Tolhurst, District V

Char Tim Clerk of the Planning Commission

A G E N D A

Regular Meeting June 9, 2011 – 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 28, 2011
 - b. **River Use Permit:** Transfer of 30 weekend user days from River Use Permit #20 (Mick Brockman/River Otter Adventures LLC) to River Use Permit #63 (Christopher Pyle/Action Whitewater Adventures of CA) [*Staff: Noah Rucker-Triplett/Environmental Management*]

Staff Recommendation: Approve transfer of 30 weekend user days from River Use Permit #20 to River Use Permit #63
 - c. **2010 Annual Report on the River Management Plan** [*Staff: Noah Rucker-Triplett/Environmental Management*]

Staff Recommendation: Receive and File

END OF CONSENT CALENDAR

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**
(Development Services, Transportation, County Counsel)
 - a. **Presentation:** Eric Driever, Cameron Park Design Review Committee Chair, presenting, for discussion purposes, a draft Resolution creating a Cameron Park Area Planning Advisory Committee
6. **COMMISSIONERS' REPORTS**

9:00 A.M. – TIME ALLOCATION

7. **PUBLIC FORUM/PUBLIC COMMENT**

8. **SPECIAL USE PERMIT**

- a. **Five-Year Cell Tower Review – S05-0026/Telecommunications Facility-Strickland Mine Road** submitted by VERIZON WIRELESS (Agent: Andrew Lesa/Complete Wireless Consulting, Inc.) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 329-020-28, consisting of 5 acres, is located on the west side of Strickland Mine Road, approximately 3,450 feet west of the intersection with El Dorado Road, in the El Dorado area, Supervisorial District 3. [*Project Planner: Gina Paolini*] (Statutory Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)**

Staff Recommendation: Find that the existing telecommunications facility is in substantial conformity with the Conditions of Approval

- b. **Five-Year Cell Tower Review – S05-0027/Telecommunications Facility-Pinnacle Court** submitted by VERIZON WIRELESS (Agent: Andrew Lesa/Complete Wireless Consulting, Inc.) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 319-110-13, consisting of 5 acres, is located on the east side of Pinnacle Court, approximately one-fourth mile east of the intersection of Artesia and Shingle Springs Road, in the Shingle Springs area, Supervisorial District 4. [*Project Planner: Gina Paolini*] (Statutory Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)**

Staff Recommendation: Find that the existing telecommunications facility is in substantial conformity with the Conditions of Approval

- c. **Revision and Five-Year Cell Tower Review – S03-0039-R/Communications Tower-Missouri Flat Road** submitted by METRO PCS CALIFORNIA, LLC for the following: 1. Revise a Special Use Permit to allow the replacement of three antennas and the addition of one equipment cabinet for Metro PCS. This revision would merge all previous permits granted for the cellular tower under one permit; and 2. Request a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 327-140-53, consisting of 12.58 acres, is located on the northwest side of Mother Lode Drive, approximately 500 feet southwest of the intersection with Missouri Flat Road, in the Placerville unincorporated area, Supervisorial District 2. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines)**

Staff Recommendation: Approval and find that the existing telecommunications facility is not in substantial conformity with the Conditions of Approval

- d. **S11-0002/AT&T Telecommunications Tower-Rolling Hills Church** submitted by AT&T (Agent: Pat Kelly/Lyle Company) to allow the construction of a wireless telecommunication facility consisting of 12 panel antennas mounted inside the top of a proposed 65-foot high faux church bell tower and a ground equipment shelter enclosed by a new 9-foot tall concrete block wall. The property, identified by Assessor's Parcel Number 117-010-03, consisting of 11.32 acres, is located on the southeast side of White Rock Road, approximately 0.5 mile southwest of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Tom Dougherty*] (Negative declaration prepared)*

Staff Recommendation: Approval

9. **PLANNED DEVELOPMENT/TENTATIVE MAP**

PD10-0003/TM10-1498/Serrano Village J2/J3 Lot H submitted by SERRANO ASSOCIATES, LLC for the following: 1. Development Plan for the proposed residential subdivision with modifications to One-Family Residential (R1) Zone District and miscellaneous development standards including minimum lot size, lot coverage, and setbacks; 2. Tentative Subdivision Map of a 25-acre project site creating 83 attached clustered residential lots ranging from 3,113 to 7,602 square feet in size, 9 landscape lots, 1 open space lot, and 1 remainder lot; and 3. Design Waivers of the following El Dorado County Design and Improvement Standard Manual (DISM) road standards: (A) Modification of subdivision road improvements under Standard Plan 101B including: (1) Reduction of right-of-way width from 50 feet to 36 feet; (2) Reduction of road pavement width from 28 feet to 27 feet; (3) Construction of 4-foot wide sidewalks along one side of A Street and B Circle and 6-foot sidewalk on one side of C Street; and (4) Construction of modified rolled curb and gutter; (B) Reduction of minimum 100-foot centerline curve radius length to reduced lengths identified on the map; (C) Modification of standard road encroachment under Standard Plan 110 with custom design encroachment off Serrano Parkway; and (D) Exceed the 3 to 1 width-to-length lot ratio standard for Lot 35. The property, identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25 acres, is located approximately one and one-half mile north of Highway 50 along Bass Lake Road at the intersection with Serrano Parkway, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Mel Pabalinas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)**

Staff Recommendation: Approval

10:00 A.M. – TIME ALLOCATION

10. **WORKSHOP**

Discussion on potential impacts to local businesses from pending Bucks Bar Road closure

11. ADJOURNMENT

Respectfully submitted,
ROGER TROUT, Development Services 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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the 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 or mitigated 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.