



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

AGENDA

Regular Meeting September 8, 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:** August 25, 2011

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. – TIME ALLOCATION

7. **PUBLIC FORUM/PUBLIC COMMENT**

8. **SPECIAL USE PERMIT**

Special Use Permit Revision and Five-Year Cell Tower Review – S00-0025-R-2/Telecommunications Facility-Pinnacle Court submitted by METRO PCS CALIFORNIA, LLC for the following: 1. Revise a Special Use Permit to allow the replacement of four antennas with three and the addition of one equipment cabinet for Metro PCS; and 2. Request 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 0.25 mile east of the intersection of Artesia and Shingle Springs Road, in the Shingle Springs area, Supervisorial District 4. *[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 in substantial conformity with the Conditions of Approval

9. **REZONE**

Z11-0006/Barnett Business Park submitted by EL DORADO COUNTY to rezone three adjoining parcels in the Barnett Business Park from Professional Office Commercial-Design Community (CPO-DC) to General Commercial-Design Community (CG-DC). The property, identified by Assessor's Parcel Numbers 109-401-02, 109-401-03, and 109-401-04, consisting of 5.55 acres, is located on the north side of Trade Way, between the intersections with Business and Product Drives, in the Shingle Springs area, Supervisorial District 2. [*Project Planner: Lillian MacLeod*] (Negative declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors

10. **WORKSHOP**

General Plan Workshop; Review and receive public comment on the project description for the Targeted General Plan Amendment and comprehensive Zoning Ordinance Update components, as directed by the Board of Supervisors on July 25, 2011 (See Board Agenda Items 1 & 2, Legistar File #11-0356.) Planning Commission to provide a recommendation to the Board on potential policy and land use map amendments and Zoning Ordinance components that address issues raised in the General Plan Five-Year Review; relating to housing for moderate-income families, creation of jobs, retention of sales tax revenue, and maintaining the agriculture and natural resource-based industries. [*Contact: Peter Maurer*]

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.