



# 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

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## AGENDA

### **Regular Meeting January 12, 2012 – 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:** December 8, 2011

Staff Recommendation: Approve Meeting Minutes as presented

- b. **River Use Permit:** Transfer of 12 weekend user days from River Use Permit #63 (Christopher Pyle/Action Whitewater Adventures of CA) to River Use Permit #23 (Norm Schoenoff/Whitewater Excitement Unlimited, Inc.) [*Staff: Noah Rucker-Triplett/Environmental Management*]

Staff Recommendation: Approve transfer of 12 weekend user days from River Use Permit #63 to River Use Permit #23

**Five Year Cell Tower Review – Special Use Permit**

- c. **S04-0020-R/Verizon Wireless-Northside Drive** 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 071-500-34, consisting of 0.92 acre, is located on the south side of Northside Drive, approximately 750 feet northeast of the intersection of State Route 49 and State Route 193, in the Cool area, Supervisorial District 4. [*Project Planner: Gina Paolini*] (Statutory Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

Staff Recommendation: Approve Conditions of Approval as revised by staff and find that for this five-year review period, the existing telecommunications facility is in substantial conformity with the Conditions of Approval

- d. **S06-0009/Verizon Wireless-Smith Flat 2** 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 048-520-22, consisting of 1.72 acres, is located on the north side of U.S. Highway 50, approximately 200 feet northeast of the intersection with Still Meadows Road, in the Placerville area, Supervisorial District 3. [*Project Planner: Gina Paolini*] (Statutory Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

Staff Recommendation: Approve Conditions of Approval as revised by staff and find that for this five-year review period, the existing telecommunications facility is in substantial conformity with the Conditions of Approval

- e. **S96-0007-R/Verizon Wireless-Mt. Ararat** 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 074-050-28, consisting of 320 acres, is located on the north side of Highway 49, approximately 2000 feet east of the intersection with Lilyama Road, in the Lotus area, Supervisorial District 4. [*Project Planner: Gina Paolini*] (Statutory Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines)\*\*

Staff Recommendation: Approve Conditions of Approval as revised by staff and find that for this five-year review period, the existing telecommunications facility is in substantial conformity with the Conditions of Approval

#### 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. VARIANCE

**V11-0002/Hutchens Family** submitted by HUTCHENS FAMILY LIMITED PARTNERSHIP (Agent: Gary Davis Group) to reduce the front yard setback from 20 feet to zero feet for a covered carport. The property, identified by Assessor's Parcel Number 016-081-28, consisting of 9,212 square feet, is located on the east side of Meeks Bay Avenue, approximately 0.5 mile south of the intersection with State Route 89, in the Meeks Bay area, Supervisorial District 5. [*Project Planner: Tom Purciel*] (Categorical Exemption pursuant to Sections 15303(e) and 15305(a) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**9. 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](mailto:planning@edcgov.us).

\*\*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.