



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

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Alan Tolhurst, Second Vice-Chair, District 5
Lou Rain, District 1
Tom Heflin, District 3

Char Tim Clerk of the Planning Commission

CONFORMED AGENDA

Regular Meeting

May 10, 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.

**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 26, 2012

Staff Recommendation: Approve Meeting Minutes as presented
ACTION: APPROVED (4-0; Tolhurst-absent)

FINDING OF CONSISTENCY WITH GENERAL PLAN

- b. **GOV12-0001** submitted by the LAKE VALLEY FIRE PROTECTION DISTRICT for a Finding of General Plan Consistency on the Capital Improvement Plan pursuant to Government Code Section 65401. [*Project Planner: Tom Purciel*]

Staff Recommendation: Find request consistent with the General Plan
ACTION: FOUND CONSISTENT (4-0; Tolhurst-absent)

- c. **GOV12-0002** submitted by CALIFORNIA MONTESSORI PROJECT (Agent: Gary Bowman) for Finding of Consistency with the El Dorado County General Plan for a proposed school site acquisition by the Buckeye Union School District pursuant to Government Code Section 65402(a). The property, identified by Assessor's Parcel Number 090-220-26, consisting of 23.33 acres, is located on Buckeye Road, approximately 0.2 mile north of the intersection of Mother Lode Drive, in the Shingle Springs area, Supervisorial District 4. [*Project Planner: Gina Paolini*]

Staff Recommendation: Find request consistent with the General Plan
ACTION: FOUND CONSISTENT (3-1 [Mathews]; 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. – TIME ALLOCATION

7. PUBLIC FORUM/PUBLIC COMMENT

8. SPECIAL USE PERMIT

- a. **S11-0016/Verizon Wireless Telecommunications Tower-Greenwood** submitted by VERIZON WIRELESS (Agent: Mark Lobaugh/Complete Wireless Consulting, Inc.) to allow the construction of a wireless telecommunications facility consisting of a 105-foot tall monopine tower with 12 antennas. The property, identified by Assessor's Parcel Number 074-230-25, consisting of 5.58 acres, is located on the north side of Pilgrim Court, approximately 900 feet southwest of the intersection with State Route 193, in the Greenwood area, Supervisorial District 4. *[Project Planner: Tom Dougherty]* (Negative declaration prepared)*

Staff Recommendation: Approval

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

- b. **S03-0005-R-2/El Dorado Hills Community Park Revision** submitted by EL DORADO HILLS COMMUNITY SERVICES DISTRICT to request the following: (1) Special Use Permit Revision to allow the development of new park facilities including a dog park, a basketball court, four batting/pitching cages, a restroom, a multi-use trail, and a foot bridge over New York Creek within the existing El Dorado Hills Community Park; and (2) Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the riparian area setback from 100 feet to zero with installation of a multi-use trail, pedestrian bridge, and dog park within the required setback. The property, identified by Assessor's Parcel Number 125-110-09, consisting of 39.5 acres, is located at the intersection of El Dorado Hills Boulevard and Harvard Way in the El Dorado Hills area, Supervisorial District 1. *[Project Planner: Aaron Mount]* (Mitigated negative declaration prepared)*

Staff Recommendation: Approval

ACTION: CONCEPTUALLY APPROVED WITHOUT INCLUSION OF A DOG PARK (4-0; Tolhurst-absent) [Returning on 6/14/12 with revised Conditions of 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.

*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.