



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
Vacant, Second Vice-Chair, District 5
Lou Rain, District 1
Tom Heflin, District 3

Char Tim Clerk of the Planning Commission

CONFORMED A G E N D A

Regular Meeting August 9, 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:** July 26, 2012

Staff Recommendation: Approve Meeting Minutes as presented

ACTION: APPROVED (3-0; Mathews-abstain)

Five-Year Cell Tower Review – Special Use Permit

- b. **S04-0028/AT&T Latrobe-Old Station** submitted by AT&T Wireless (Agent: Catherine Funtanilla) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 087-091-01, consisting of 38.71 acres, is located on the west side of Old Station Road, approximately 1,800 feet west of the intersection with South Shingle Road, in the Latrobe area, Supervisorial District 2. [*Project Planner: Gina Paolini*] (Previously adopted Negative Declaration)

Staff Recommendation: Approve modifications to Conditions of Approval and find that for this five-year review period, the telecommunications facility is in substantial conformity with the Conditions of Approval

ACTION: APPROVED (4-0)

- c. **S04-0008/T-Mobile** submitted by T-Mobile West (Agent: David Miller) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 323-230-12, consisting of 20.06 acres, is located on the north side of Cold Springs Road, approximately 700 feet west of the intersection with Caswell Road, in the Placerville area, Supervisorial District 3. [*Project Planner: Gina Paolini*] (Previously adopted Negative Declaration)

Staff Recommendation: Approve modifications to Conditions of Approval and find that for this five-year review period, the telecommunications facility is in substantial conformity with the Conditions of Approval

ACTION: APPROVED (4-0)

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**

S11-0015/El Dorado Hills South-SBA submitted by SBA Towers, Inc. (Agent: Andrew Lesa/Complete Wireless) to allow the construction of a wireless telecommunications facility consisting of a 65-foot tall monopine tower with a 4-foot lightning rod with up to 48 antennas. The property, identified by Assessor's Parcel Number 120-166-29, consisting of 8.99 acres, is located on the south side of Patterson Way, east of the intersection with Ridgeview Drive, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Gina Paolini*] (Mitigated Negative Declaration prepared)*

Staff Recommendation: Approval

ACTION: CONTINUED OFF-CALENDAR

9. **PRE-APPLICATION**

PA12-0002/Georgetown Retirement Facility submitted by Lenity Architecture LLC for a Conceptual Review with the Planning Commission for the development of a Congregate Care Facility within Planning Area A in the Town Center West Development. The property, identified by Assessor's Parcel Number 117-160-38, consisting of 20.329 acres, is located on the south side of Town Center Boulevard, approximately 400 feet west of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Gina Paolini*]

NO ACTION TAKEN

10. **GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT/
PARCEL MAP**

A07-0018/Z07-0054/PD07-0034/P08-0017/Diamond Dorado Retail Center submitted by Leonard Grado/GGV Missouri Flat, LLC for the following: (1) Certification of Environmental Impact Report (EIR SCH 2008012004) for the Diamond Dorado Retail Center; (2) General Plan Amendment amending land use designation from Industrial (I) to Commercial (C); (3) Rezone from Industrial (I) to General Commercial-Planned Development (CG-PD); (4) Preliminary Development Plan for the Diamond Dorado Retail Center based on *Alternative 5: MRF Access Plan*, consisting of seven (7) single-story commercial buildings ranging in size from 3,100 square feet to 160,572 square feet

totaling 241,515 square feet; and (5) Tentative Parcel Map subdividing 27.61 acre property creating a total of 11 commercial parcels. The property, identified by Assessor's Parcel Numbers 051-250-12, 051-250-46; 051-250-51, and 051-250-54, consisting of 27.61 acres, is located on the northwest corner area of Highway 49 and Lime Kiln Road, in the Diamond Springs area, Supervisorial District 3. [*Project Planner: Mel Pabalinas*] (Environmental Impact Report prepared/SCH No. 2008012004)

Staff Recommendation: Recommend approval to Board of Supervisor which would also include a recommendation to continue the Parcel Map application off-calendar

ACTION: RECOMMENDED APPROVAL (4-0)

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.