



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
Lou Rain, District 1
Tom Heflin, District 3
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

AGENDA

Regular Meeting September 13, 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:** August 9, 2012

Staff Recommendation: Approve Meeting Minutes as presented

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: Clarify motion made on August 9, 2012 included recommended changes to Condition 1 as identified in submitted Staff Memo 08-08-12

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. **Special Use Permit Revision and Five-Year Cell Tower Review – S02-0030-R/AT&T-Tahoma** submitted by AT&T WIRELESS (Agent: John Yu/Lyle Company) for a five-year review of an existing 95-foot monopine cellular telecommunications facility and revision to the Special Use Permit to allow for the addition of: A) Two equipment cabinets; B) Two antennas mounted at a height of 75 feet; C) Six radio units (RRU's) mounted along the new antennas; and D) One GPS antenna. The property, identified by Assessor's Parcel Number 015-331-29, consisting of 0.75 acres, is located on the east side of Wilson Avenue, approximately 0.2 miles south of the intersection with Highway 89, in the Tahoma area, Supervisorial District 5. [*Project Planner: Gina Paolini*] (Previously prepared Negative Declaration)

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

- b. **Special Use Permit Revision S89-0071-R/Borello Commercial Kitchen** submitted by ANTOINETTE BORELLO to allow the installation of a commercial kitchen for the purpose of preparing food to be sold/catered off-site. The property, identified by Assessor's Parcel Number 071-032-43, consisting of 70 acres, is located South side of State Route 193 approximately one mile east of State Route 49, in the Cool area, Supervisorial District 4. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)**

Staff Recommendation: Approval

- c. **Special Use Permit S12-0004/Linders Toffee Kitchen** submitted by DON and LINDA FULLER to allow a commercial kitchen for toffee production within an attached residential accessory building. There will be no employees, retail sales or shipping traffic on site. The property, identified by Assessor's Parcel Number 109-460-34, consisting of 5.0 acres, is located on the south side of Pyracantha Drive, approximately 0.75 miles west of the intersection with South Shingle Drive, in the Shingle Springs area, Supervisorial District 2. [*Project Planner: Tom Purciel*] (Categorical Exemption pursuant to Section 15301(a) of the CEQA Guidelines)**

Staff Recommendation: Approval

9. **DESIGN REVIEW REVISION/SPECIAL USE PERMIT**

Design Review Revision DR04-0012-R/Special Use Permit S12-0011/76 Gas Station Signage submitted by SUKHBIR BHULLAR to: A) Reface the existing fuel price identification sign and bring existing non-conforming signage into conformance with County Code; and B) Add a secondary non-illuminated fuel price identification sign to be located in one of two proposed locations, either adjacent to the eastern access driveway or the western access driveway. The property, identified by Assessor's Parcel Number 121-180-16, consisting of 0.61 acres, is located on the east side of El Dorado Hills Boulevard at the intersection with U.S. Highway 50, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Gina Paolini*] (Categorical Exemption pursuant to Section 15311 of the CEQA Guidelines)**

Staff Recommendation: Approval

10. **ELECTION OF OFFICER**

The Commission will elect a Second Vice-Chair for 2012 due to a vacancy, with that selection becoming effective at the next regular meeting.

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 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.