



# 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  
Tom Heflin, Second Vice-Chair, District 3  
Lou Rain, District 1  
Brian Shinault, District 5

Char Tim ..... Clerk of the Planning Commission

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## CONFORMED AGENDA

### **Regular Meeting January 10, 2013 – 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 13, 2012

Staff Recommendation: Approve Meeting Minutes as presented  
**ACTION: APPROVED (4-0; Stewart-abstain)**

- b. **Five-Year Cell Tower Review – Special Use Permit S05-0024/Verizon Weber Mill** submitted by VERIZON WIRELESS (Agent: John Yu/Lyle Company) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 011-090-50, consisting of 500.63 acres, is located on the north side of Weber Mill Road, approximately one-half mile southeast of the intersection with Ice House Road, in the Ice House/American River Canyon area, Supervisorial District 2. [*Project Planner: Tom Dougherty*] (Previously Adopted Negative Declaration)

Staff Recommendation: Find project is in substantial conformity with Conditions of Approval  
**ACTION: FOUND PROJECT TO BE IN SUBSTANTIAL CONFORMITY (5-0)**

**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. **VARIANCE** (Public Hearing)

**V12-0005/Walker Riparian Setback Reduction** submitted by HARRIE ALLEY WALKER for a Finding of Consistency with General Plan Policy 7.3.3.4 and request for a reduction of the perennial stream setback from 100 feet to no less than 46 feet from the top of bank of the Middle Fork Cosumnes River for a residential deck and covered porch. The property, identified by Assessor's Parcel Number 046-141-02, consisting of 0.17 acre, is located on the northwest side of Stream Way in the Somerset/Fairplay area, Supervisorial District 2. [*Project Planner: Tom Dougherty*] (Negative Declaration prepared)\*

Staff Recommendation: Approval

**ACTION: APPROVED (5-0)**

9. **TENTATIVE MAP** (Public Hearing)

**TM05-1401-R/Malcolm Dixon Road Subdivision Revision** submitted by DIAMANTE DEVELOPMENT (Agent: CTA Engineering & Surveying) for a revision of the approved tentative map to include a phasing plan for financing purposes only, consisting of (a) Phase 1 to include Lot 8; and (b) Phase 2 to include Lots 1 through 7; with (c) Conditions of Approval deferred until Phase 2. The property, identified by Assessor's Parcel Number 126-100-23, consisting of 40.6 acres, is located on the north side of Malcolm Dixon Road, approximately 0.5 mile east of the intersection with Salmon Falls Road, in the El Dorado Hills area, Supervisorial District 4. [*Project Planner: Lillian MacLeod*] (Negative Declaration Prepared)\* [*continued from 12/13/12 meeting*]

Staff Recommendation: Approval

**ACTION: APPROVED (5-0)**

10. **SPECIAL USE PERMIT** (Public Hearing)

**S12-0002/Outingdale Gates** submitted by OUTINGDALE IMPROVEMENT CLUB for three manual gates located on road easements within the Outingdale Subdivision. The property, identified by Assessor's Parcel Numbers (Gate 1) 046-154-01 and 046-152-14; (Gate 2) 046-132-84 and 046-136-05; and (Gate 3) 046-132-74 and 046-131-23, is located at the end of Outingdale Road, approximately 1.5 miles west of the intersection with County Road E16 (Mt. Aukum Road), in the Somerset/Fairplay area, Supervisorial District 2. [*Project Planner: Aaron Mount*] (Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines)\*\* [*continued from 11/8/12 meeting*]

Staff Recommendation: Approval

**ACTION: CONTINUED OFF-CALENDAR (5-0)**

**11. ADJOURNMENT**

Respectfully submitted,  
ROGER TROUT, Executive Secretary

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 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.