



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
Rich Stewart, District 1
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

CONFORMED AGENDA

Regular Meeting June 27, 2013 – 8:30 A.M.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

Persons wishing to speak on a Consent Calendar item are requested to 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. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00am. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting.

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.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

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:** June 13, 2013

Staff Recommendation: Approve meeting minutes as presented
ACTION: APPROVED (4-0; Shinault-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 (Public Hearing)

S13-0004/Verizon Monopine (Pleasant Valley) submitted by VERIZON WIRELESS/COMPLETE WIRELESS for the installation of a cell tower facility consisting of one 100-foot monopine with nine antennas and the future installation of two microwave dishes, one 250-square foot equipment compound surrounded by slatted and wire-topped chain link fencing, and one standby diesel generator with a 210 gallon fuel tank. The property, identified by Assessor's Parcel Number 078-060-16, consisting of 19.79 acres, is located on the south side of Rainbow Ridge Road, approximately 0.25 mile east of the intersection with Pleasant Valley Road, in the Pleasant Valley area, Supervisorial District 2. [*Project Planner: Lillian MacLeod*] (Negative Declaration prepared)*

Staff Recommendation: Approval

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

9. TENTATIVE MAP (Public Hearing)

a. TM10-1501/West Valley Village Unit 5C submitted by WEST VALLEY, LLC for a Tentative Subdivision Map creating 12 residential lots ranging in size from 0.70 acre to 1.77 acres. The property, identified by Assessor's Parcel Numbers 118-480-01, 118-480-02, 118-490-01, 118-490-02, and 118-490-03, consisting of 15.21 acres, is located approximately 1,800 feet east of the intersection of Blackstone Parkway and Cornerstone Drive, in the West Valley Village (Blackstone) area of the Valley View Specific Plan, in the El Dorado Hills area, Supervisorial District 2. [*Project Planner: Mel Pabalinas*] (Statutory Exemption pursuant to Section 15182 of the CEQA Guidelines)**

Staff Recommendation: Approval

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

b. TM08-1477/Ridgeview Village Unit No. 9 submitted by PACIFIC STATES DEVELOPMENT (Agent: CTA Engineering and Surveying) for the following: 1. Tentative Subdivision Map creating 44 single-family residential lots ranging in size from 12,004 square feet to 51,257 square feet; 2. Design Waivers of the following Design and Improvement Standards Manual (DISM) Standards: (A) Reduction of Right-of-Way on Beatty Drive from 60 feet to 50 feet; (B) Construction of reduced sidewalk from 6 feet to 4.5 feet on one side (downhill) only of Beatty Drive; (C) Modification to following driveway standards under

DISM Plan 103A-1: (1) Allow encroachment on the required 25-foot separation from a driveway to the radius return; (2) Allow construction of 10-foot wide driveway for a single car garage without 4-foot taper; and (3) Allow construction of 16-foot wide driveway for two-car garage without 4-foot taper; and (D) Allow construction of Type I Rolled Curb and Gutter along residential street frontages; and 3. Findings of Consistency with General Plan Policy 7.3.3.4 in accordance with the Interim Interpretive Guidelines to reduce setback from 50 feet to 20 feet from an intermittent wetland. The property, identified by Assessor's Parcel Number 120-010-01, consisting of 22.4 acres, is located approximately 160 feet south from the intersection of Powers Drive and Beatty Drive, in the El Dorado Hills area, Supervisorial District 1. *[Project Planner: Mel Pabalinas]* (Mitigated Negative Declaration prepared)*

Staff Recommendation: Approval, with denial of Design Waiver request to construct 10-foot wide driveway for a single-car garage without a 4-foot taper

ACTION: CONCEPTUALLY APPROVED AND CONTINUED TO JULY 11, 2013 (4-0; Shinault-absent)

10. 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.

*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.