



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Chris Chaloupka District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

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CONFIRMED AGENDA

Regular Meeting of the Planning Commission September 8, 2005 – 8:30 A.M. BUILDING C HEARING ROOM 2850 Fairlane Court, Placerville, CA

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chairman 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 ten minutes to speak; individual comments are limited to three minutes; and individuals representing a group are allocated five minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m., providing a request is presented to the Planning Department Office prior to 8:30 a.m. Comments are limited to five 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, any written information from the public must be received by the Planning Department by Thursday the week prior to the meeting. The Planning Department 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 THE PLANNING DEPARTMENT OFFICE**

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 25, 2005
ACTION: Approved

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **SPECIAL USE PERMITS** (Public Hearing)
 - a. **S04-0028** submitted by COMPLETE WIRELESS to allow the construction and operation of a new wireless telecommunications facility consisting of an 80-foot monopole with 12 panel antennas. The antenna array will have a horizontal expansion of approximately 12 feet across at the tope of the pole. The antenna panels are approximately 10.4 inches wide, 51 inches long, and 4.6 inches deep. Equipment cabinets would be housed within a fenced enclosure adjacent to the pole. The property, identified by Assessor's Parcel Number 087-091-01, consists of 38 acres, is located on the west side of Old Station Road, 1,800 feet west of the intersection with South Shingle Road, in the **Latrobe area.** (Mitigated negative declaration prepared)*

STAFF (GH) **Recommendation:** Conditional approval
ACTION: Conditionally approved
 - b. **S04-0050** submitted by NEXTEL COMMUNICATIONS (Agent: SiteCom, Inc/Timothy Miller) to allow the establishment of a wireless telecommunications facility to include ground-mounted equipment and a 120-foot monopine cellular tower. The property, identified by Assessor's Parcel Number 009-640-031, consists of 14.19 acres, is located on the north side of Twin Mountain Road, approximately one-half mile southeast of the intersection with U.S. Highway 50

and Twin Mountain Road, in the Pollock Pines area. (Mitigated negative declaration prepared)*

STAFF (TP) Recommendation: Conditional approval
ACTION: Conditionally approved

- c. S05-0015/Verizon Wireless (Jennifer Walker) to allow the establishment of a wireless telecommunications facility on the rooftop of an existing commercial building. The facility will have an overall height of 34.5 feet. No equipment shelter is proposed at this site. The property, identified by Assessor's Parcel Number 090-430-12, consists of 1.11 acres, is located on the north side of Mother Lode Drive, approximately 129 feet east of the intersection with South Shingle Road and 10 feet south of U.S. Highway 50, in the Shingle Springs area. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

STAFF (CH) Recommendation: Conditional approval
ACTION: Conditionally approved

8. DESIGN REVIEWS (Public Hearing)

- a. DR05-0001S/Palmer Professional Centre submitted by ERIK PILEGAARD to allow the construction of a two-phased project consisting of five buildings to be utilized as a general/medical office center. Four buildings are to be single-story, and one building will be two stories for a total of 51,200 square feet. Phase I will consist of Buildings A and B measuring 8,400 square feet each. Phase II will consist of Building C - 8,400 square feet; Building D - 6,000 square feet; and Building E - 20,000 square feet. The buildings will be finished with painted stucco and stone accents and will be capped with green metal roofs. The property, identified by Assessor's Parcel Numbers 083-453-04, is located on the north side of Palmer Drive, east of the intersection with Gabbert Drive, in the Cameron Park area. (Mitigated negative declaration prepared)*

STAFF (LM) Recommendation: Remove from calendar; staff level
design review
ACTION: Removed from calendar with adoption of agenda

9. SUBDIVISION MAP CORRECTION (Public Hearing)

- a. TM91-1239C/Serrano, Village H, Unit 3 submitted by JOHN and PATRICIA GRIGSBY (Agent: Kirk Bone, Serrano Associates) to amend the recorded map for Serrano, Village H, Unit 3, Lot 117, to remove the recorded vehicular access restriction from Gresham Drive to allow for a secondary driveway. The property, identified by Assessor's Parcel Number 113-220-22, consists of 0.95 acre, is located on the east side of Gresham Drive, approximately 600 feet northwest of the intersection with Bent Creek Court, in the El Dorado Hills area. (Statutorily exempt pursuant to Section 15268(b) (3) of the CEQA Guidelines)**

The Board of Supervisors will consider this item on October 4, 2005, at 2:00 p.m., in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF (TD) Recommendation: Conditional approval
ACTION: Recommended denial

10. WILLIAMSON ACT CONTRACTS (Public Hearing)

- a. **WAC04-0004/Sherri Rossi and Williamson Act Contract WAC05-0001/Randy Rossi.** Request to amend Agricultural Preserve No. 291, dividing said preserve into two separate preserves consisting of 40.0 acres each. The properties, identified by Assessor's Parcel Numbers 093-040-45 (WAC04-0004) and -46 (WAC05-0001), are located on the north side of Grizzly Flat Road, approximately 3.5 miles east of the intersection with Mt. Aukum Road, in the **Somerset area.** (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)**

The Williamson Act Contracts will be considered by the **Board of Supervisors** on **October 4, 2005**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF (MM) Recommendation: Recommend approval
ACTION: Recommended approval

11. TENTATIVE PARCEL LMAP/PLANNED DEVELOPMENT (Public Hearing)

- a. **P03-0015/Planned Development PD03-0007** submitted by LAKEHILLS COMMUNITY COVENANT CHURCH (Agent: Don Mc Cormick) to create three parcels ranging in size from 1.92 to 12.34 acres, and a development plan for three commercial parcels that would supercede the previously approved development (PD98-09) for the church campus. No further development other than the modified church facility is being proposed with this project. Off-site road improvements for secondary access through the adjacent parcel are being required as part of phased development. The property, identified by Assessor's Parcel Number 107-130-54, consists of 19.81 acres, is located on the north side of White Rock Road, approximately 0.5 mile east of the intersection with Latrobe Road, in the **El Dorado Hills area.** (Negative declaration prepared)*

This item was continued from the meeting of August 11, 2005.

STAFF (LM) Recommendation: Conditional approval
ACTION: Conceptually approved and continued to September 22, 2005, to further consider Condition 26 only.

12. DEPARTMENT OF TRANSPORTATION

13. COUNTY COUNSEL'S REPORTS

14. DIRECTOR'S REPORTS

15. ADJOURNMENT

Respectfully submitted,
GREGORY L. FUZ, 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 Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours. A 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.

Meetings for the Month of September

September 8, 2005; 8:30 a.m. – Regular

September 22, 2005; 8:30 a.m. – Regular

ADDENDUM

8. DESIGN REVIEWS (Public Hearing)

- b. DR05-0017 submitted by the DIAMOND SPRINGS/EL DORADO FIREFIGHTERS ASSOCIATION (Agent: Todd Cunningham) for a design review to allow the construction of an 884-square foot Diamond Springs Fire Department office building. The property, identified by Assessor's Parcel Number 054-372-04, consists of 10,890 square feet, and is located on the north side of Main Street, at the intersection with China Garden Road, in the Diamond Springs area. (Categorically exempt pursuant to Section 15303(c) of the CEQA Guidelines)**

This item was continued from the meeting of August 25, 2005.

STAFF (JH) Recommendation: Conditional approval
ACTION: Conditionally approved