



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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A G E N D A

Regular Meeting of the Planning Commission February 23, 2006 – 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:** February 9, 2006
ACTION:
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. **FINDING OF CONSISTENCY** (Public Hearing)
 - a. Request submitted by EL DORADO COUNTY GENERAL SERVICES for a finding of consistency with the General Plan on the relocation of the County animal shelter to a 10-acre portion of Assessor's Parcel Numbers 331-620-01 and -02, located south of the California Department of Forestry fire station, on the south side of Mother Lode Drive at the Pleasant Valley Road intersection (El Dorado "Y"), in the **Diamond Springs/El Dorado area.** .

STAFF (Peter Maurer) **Recommendation:** Find request consistent with General Plan
ACTION:
 - b. Request submitted by the MOTHER LODE UNION SCHOOL DISTRICT for a finding of consistency with the General Plan on a property acquisition by the Mother Lode Union School District. The properties, identified by Assessor's Parcel Numbers 331-301-07 and -08, consisting of approximately 9.72 acres, are located on the east side of Oakdell Road, 1,000 feet south of Pleasant Valley Road, in the **El Dorado area.** (Exempt pursuant to Section 15060 of the CEQA Guidelines)*

STAFF (John Heiser) **Recommendation:** Find request consistent with General Plan
ACTION:

8. **SPECIAL USE PERMITS** (Public Hearing)

a. **S05-0036** submitted by FIRST BROADCASTING SACRAMENTO, LLC (Agent: Jessie Yang) to allow the construction of a 160-foot tall metal lattice tower for FM radio transmission on property, identified by Assessor's Parcel Number 093-250-23, consisting of 20.233 acres, located on the west side of Mehwald Lane, approximately 0.3 mile northwest of the intersection with Grizzly Flat Road, in the **Somerset area**. (Negative declaration prepared)*

STAFF (Tom Dougherty) Recommendation: Conditional approval
ACTION:

b. **S96-0033R** submitted by CINGULAR WIRELESS (Agent: Meredith Perkins) to allow the collocation of additional wireless telecommunication facilities on an existing monopole tower, including ground mounted support equipment. The property, identified by Assessor's Parcel Number 038-050-16, consists of 0.89 acre, is located on the west side of Tamarack Pines Road, approximately 150 feet east of the intersection with U.S. Highway 50, in the **Twin Bridges area**. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)*

STAFF (Aaron Mount) Recommendation: Conditional approval
ACTION:

c. **S05-0028** submitted by VERIZON WIRELESS (Agent: Complete Wireless) to allow the establishment of a wireless telecommunications facility to include ground-mounted equipment and a 100-foot monopine tower with 12 antennas. The property, identified by Assessor's Parcel Number 109-250-45, consists of 4.67 acres, is located on the north side of Lariat Drive, 754 feet west of the intersection with Flying C Road, in the **Cameron Park area**. (Negative declaration prepared)*

This item was continued from the meeting of January 26, 2006.

STAFF (Tom Dougherty) Recommendation: Conditional approval
ACTION:

9. **DESIGN REVIEWS** (Public Hearing)

a. **DR05-0025/Diamond Springs Hotel** submitted by AMY and MOON SHIM (Agent: Hubbard Sign Company) to allow a new freestanding double face internally illuminated sign. The dimensions of the pole sign are proposed to be a total of 18 feet tall with the sign face eight feet wide by six feet tall. The property, identified by Assessor's Parcel Number 054-387-18, consists of 0.22 acre, is located on the south side of Pleasant Valley Road, approximately 100 feet west of the intersection with Diamond Meadows Way, in the **Diamond Springs area**. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)*

STAFF (Jonathan Fong) Recommendation: Conditional approval
ACTION:

b. **DR05-0003/Crystal View Station (Tooraj Agahi):** Request submitted by BETTIE THOMPSON, JOYCE and BOB HANSON, FERN, D. J., and PATRICIA BILLINGER, and BETTY BUCHFELLER appealing approval of the design review would allow a new 6,000 square foot automobile service center, a new 6,000 square foot retail building, and an exterior remodel of an existing 4,000 square foot convenience center. The properties, identified by Assessor's Parcel Number 009-330-50 and -51, consisting of 3.74 acres, are located on the northwest corner of the intersection with Pony Express Trail and Sly Park Road, in them **Pollock Pines area.**

STAFF (Mike Baron) Recommendation: Deny appeal

ACTION:

11. **DEPARTMENT OF TRANSPORTATION**

12. **COUNTY COUNSEL'S REPORTS**

13. **DIRECTOR'S REPORTS**

14. **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 March

March 9, 2006; 8:30 a.m. – Regular
March 23, 2006; 8:30 a.m. – Regular

ADDENDUM

1:30 P.M.

WORKSHOP

Workshop to discuss the interpretation of the Multifamily Residential (MFR) land use designation description in Policy 2.2.1.2 and limitations on housing types permitted in said district, and to provide direction on possible amendments to the General Plan regarding attached and detached housing in the MFR District. The Planning Commission may direct staff to consider other means to provide a mix of housing types to provide affordable housing meeting the full range of incomes in the County.

STAFF (Peter Maurer)

ACTION: