



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
March 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:** March 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. **FINDINGS OF CONSISTENCY** (Public Hearing)
 - a. Request submitted by the GARDEN VALLEY FIRE PROTECTION DISTRICT on the annual update to their Capital Improvement Plan.

STAFF (Fire District) **Recommendation:** Find request consistent with the General Plan

ACTION:

8. **SPECIAL USE PERMITS** (Public Hearing)
 - a. **S05-0025** submitted by VERIZON WIRELESS COMMUNICATIONS (Agent: Jennifer Walker) to allow the construction and operation of a new wireless tower disguised as a 110-foot monopine. The facility will consist of three antenna sectors, two proposed and one future; two future collocation antennas per sector (12 total antennas); two future microwave dishes; and ground equipment within a 50 by 50 foot lease area. The property, identified by Assessor's Parcel Number 042-680-02, consists of 20 acres, is located on the north side of Bushwacker Lane, 1,150 feet east of the intersection with Starkes Grade Road, in the **Pollock Pines area.** (Negative declaration prepared)*

This item was continued from the meeting of February 9, 2006.

STAFF (Mike Baron) **Recommendation:** Conditional approval
ACTION:

9. **GENERAL PLAN AMENDMENT** (Public Hearing)

- a. **Policy 2.2.1.5 – Floor Area Ratio:** Hearing to consider recommendations to the Board of Supervisors for adoption a Resolution of Intention to amend the General Plan to increase the floor area ratio (FAR) standards set forth in Policy 2.2.1.5, create a new Mixed Use Development land use designation, and to adopt policies supporting the new designation.

STAFF (Peter Maurer)

Recommendation: Forward a recommendation to the Board of Supervisors to adopt the Resolution of Intention

ACTION:

10. **DEPARTMENT OF TRANSPORTATION**

11. **COUNTY COUNSEL’S REPORTS**

12. **DIRECTOR’S REPORTS**

13. **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.

Meetings for the Month of April

April 13, 2006; 8:30 a.m. – Regular

April 27, 2006; 8:30 a.m. – Regular