



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
April 27, 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:** April 13, 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. **WILLIAMSON ACT CONTRACT/REZONE** (Public Hearing)
 - a. **WAC05-0005/Z05-0017** submitted by ROBERT and ALLISON GREEN (Agent: Richard R. Doolittle) to place the subject properties into a new agricultural preserve and rezone the same properties from Residential Estate Ten-acre (RE-10) to Exclusive Agricultural (AE). The properties, identified by Assessor's Parcel Numbers 046-081-42 and 094-210-05, are located on the north side of Omo Ranch Road, at the intersection with Mt. Aukum Road, in the **Fairplay area.** (Negative declaration prepared)*

These applications will be considered by the **Board of Supervisors** on **May 23, 2006**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

STAFF (Michael Baron) **Recommendation:** Recommend approval
ACTION:

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

- a. **S05-0038** submitted by VERIZON WIRELESS (Agent: Erin Merrill) to allow the construction of a wireless telecommunications facility to include a 126-foot monopine tower with 12 antennas, two microwave dishes, and ground mounted equipment within a 2,500 square foot lease area. The property, identified by Assessor's Parcel Number 061-810-08, consists of 5.0 acres, is located on the east side of Chipmunk Trail, 1,800 feet south of the intersection with Wentworth Springs Road, in the **Georgetown area**. (Negative declaration prepared)*

STAFF (Jonathan Fong) Recommendation: Recommend approval
ACTION:

9. **TENTATIVE SUBDIVISION MAP/SITE PLAN REVIEW** (Public Hearing)

- a. **TM04-1390/SPR04-0018** submitted by PACIFIC WEST HOMES to allow the creation of 160 airspace condominium units and site plan review of the 160-unit condominium project. The property, identified by Assessor's Parcel Number 108-490-19, consists of 14.24 acres, is located on the west side of Valley View Parkway, approximately 2,000 feet south of the intersection with White Rock Road, in the **El Dorado Hills area**. (Tentative map statutorily exempt pursuant to Section 15182 of the CEQA Guidelines; site plan review statutorily exempt pursuant to Section 15268 of the CEQA Guidelines)*

STAFF (Lillian Mac Leod) Recommendation: Recommend approval
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.

**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 May

May 11, 2006; 8:30 a.m. – Regular

May 25, 2006; 8:30 a.m. – Regular