



## EL DORADO COUNTY PLANNING SERVICES

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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

2850 Fairlane Court • Placerville, CA 95667  
<http://www.co.el-dorado.ca.us/planning>  
Phone: (530) 621-5355  
Fax: (530) 642-0508

### AGENDA

#### **Regular Meeting of the Planning Commission September 28, 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 three 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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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**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:** September 14, 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. **SPECIAL USE PERMITS** (Public Hearing)
  - a. **S06-0004** submitted by the GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT (GDPUD) to allow the construction of a wireless communications facility to include a 120-foot monopine tower to support cellular and emergency agency radio transmission. The facility is proposed to include 60 antennas at various heights with ground support equipment to be located in an existing fenced facility to be expanded to 3,005 square feet and to be enclosed by a six-foot tall chain link fence with barbed wire atop. The property, identified by Assessor's Parcel Number 061-740-47, consists of 0.069 acre, is located on the east side of Chipmunk Ridge Road, approximately 550 feet north of the intersection with Chipmunk Trail, in the **Georgetown area.** (Negative declaration prepared)\*  
  
STAFF (Tom Dougherty)                      **Recommendation:** Conditional approval  
**ACTION:**

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

- a. **DR05-0024** submitted by NICK and SUE DEMIDOFF for the construction of a two-story, 3,064 square foot banquet/office/storage facility, and a two-story 1,200 square foot caretaker/laundry/restroom facility with related parking and access improvements. The property, identified by Assessor's Parcel Number 048-471-28, consists of 3.750 acres, is located on the south side of Ponderado Road, approximately 900 feet south of the intersection with Sierra Blanca Road, in the **Camino area**. (Negative declaration prepared)\*

STAFF (Tom Dougherty)  
ACTION:

Recommendation: Conditional approval

9. **ZONING ORDINANCE UPDATE**

10. **GENERAL PLAN** (Public Hearing)

- a. **Draft Interim Guidelines Implementing General Plan:** Policies 7.4.4.4/7.4.4.5 (Oak Woodlands)

This item was continued from the meeting of September 14, 2006.

STAFF (Steven Hust)

Recommendation: Review and approve Interim Guidelines

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.

**Meetings for the Month of October**

October 12, 2006; 8:30 a.m. – Regular  
October 26, 2006; 8:30 a.m. – Regular

**ADDENDUM**

10. **GENERAL PLAN** (Public Hearing)

b. **General Plan Implementation:** Status Report

STAFF (Shawna Purvines) Recommendation: Receive and file  
**ACTION:**