



# COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room  
2850 Fairlane Court, Placerville, CA 95667  
<http://www.edcgov.us/planning>  
Phone: (530) 621-5355 Fax: (530) 642-0508

Dave Pratt, Chair, District 2  
Walter Mathews, First Vice-Chair, District 4  
Vacant, Second Vice-Chair, District 5  
Lou Rain, District 1  
Tom Heflin, District 3

Char Tim .....Clerk of the Planning Commission

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## MINUTES

**Regular Meeting  
August 9, 2012 – 8:30 A.M.**

### 1. CALL TO ORDER

Meeting was called to order at 8:42 a.m. Present: Commissioners Rain, Heflin, Pratt, and Mathews; Paula Frantz-County Counsel; and Debbie Ercolini-Planning Services.

### 2. ADOPTION OF AGENDA

**Motion: Commissioner Rain moved, seconded by Commissioner Mathews, and carried (4-0), to adopt the agenda as presented.**

**AYES: Heflin, Mathews, Rain, Pratt**  
**NOES: None**

### 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: July 26, 2012

Staff Recommendation: Approve Meeting Minutes as presented

Item was pulled from the Consent Calendar as Commissioner Mathews needed to abstain from this item.

**Motion: Commissioner Heflin moved, seconded by Commissioner Rain, and carried (3-0), to approve the July 26, 2012 meeting minutes as presented.**

**AYES: Rain, Heflin, Pratt**  
**NOES: None**  
**ABSTAIN: Mathews**

**Five-Year Cell Tower Review – Special Use Permit**

b. **S04-0028/AT&T Latrobe-Old Station** submitted by AT&T Wireless (Agent: Catherine Funtanilla) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 087-091-01, consisting of 38.71 acres, is located on the west side of Old Station Road, approximately 1,800 feet west of the intersection with South Shingle Road, in the Latrobe area, Supervisorial District 2. [Project Planner: Gina Paolini] (Previously adopted Negative Declaration)

Staff Recommendation: Approve modifications to Conditions of Approval and find that for this five-year review period, the telecommunications facility is in substantial conformity with the Conditions of Approval

**Motion: Commissioner Mathews moved, seconded by Commissioner Heflin, and carried (4-0), to approve items 4.b and 4.c of the Consent Calendar as presented.**

**AYES: Rain, Heflin, Mathews, Pratt**  
**NOES: None**

**Findings**

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

**1.0 CEQA FINDINGS**

1.1 Staff has determined that, pursuant to CEQA Guidelines Section 15162, no subsequent Negative Declaration shall be prepared for the project as there has been no substantial change in the project based on the whole record that would cause a significant effect on the environment. This is a five-year review as required by the conditions of approval for the existing telecommunications tower facility authorized under the special use permit. The review of compliance with the conditions of approval for the special use permit, remedial measures to be taken, including modifications to the conditions, ensure compliance of the telecommunications facility with the special use permit and it can be seen with certainty that there is no possibility that these actions in question may have a significant effect on the environment.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

**Conditions of Approval**

**El Dorado County Planning Services**

1. This special use permit approval is based upon and limited to compliance with the approved project description and Conditions of Approval set forth below:

Exhibit D ..... Site Plan

Exhibit E..... Elevation

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

**The project description is as follows:**

Approval of the Special Use Permit allowing the construction and operation of a multi-user wireless telecommunication facility within an existing 38.71 –acre parcel identified as APN 087-091-01, and consisting of the following:

- a. One 80-foot steel monopole,
- b. A 20 foot by 20 foot fenced lease area. The fence shall be six feet tall and constructed of chain link with three strands of barbed wire on top.
- c. Three antenna sectors and four antennas per sector (12 total antennas) for AT&T mounted at an 80 foot center line above ground level.
- d. One microwave dish mounted at a 73 foot center line above ground level.
- e. Power and telco cabinets, utility rack and addition expansion area for four future cabinets.
- f. One, 12 foot wide access and utility easement, for a distance of approximately 830 feet. The easement would be utilized to underground the electrical and telecommunications utilities and for providing a 12-foot wide gravel driveway for the required unobstructed fire access to the site.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

~~1. Issuance of Special Use Permit S04-0028 for an 80-foot steel monopole with up to 12 panel antennas to be located at 1500 Old Station Road. Twelve panel antennas in three groups of fours (sectors) would be mounted on an antenna array mount. The antenna panels would be approximately 10.4 inches wide, 51 inches long and 4.6 inches deep. All antennas would be made of non-reflective materials.~~

~~— This special use permit authorizes Cingular Wireless to place the monopole and ground equipment within a 20 by 20 foot lease area to be enclosed by a 6-foot high chain link fence, with three strands of barbed wire. The facility would be connected to land based~~

~~electrical and telecommunications utilities located on a nearby joint utility pole. There would be a 12 foot wide gate on the east side of the enclosure.~~

~~Access to the site is provided from Old Station Road. An 830 foot access road is to be constructed to access the lease area and tower. The access to the tower is to be widened to 12 feet and will have a 4 inch thickness of three quarter inch Class II aggregate base, as required by the Department of Transportation. Modifications have been required to accommodate fire turn-around access and to maintain a minimum 15 foot vertical clearance above the access road, as required by the Latrobe Fire Protection District.~~

~~This special use permit authorizes maintenance personnel to visit the site approximately once a month, at which time the facilities would be inspected to ensure proper operation.~~

### Mitigation Measures

2. During all grading and construction activities in the project area, an archaeologist or historian approved by the ~~Deputy~~ Director of Development Services shall be on-call. In the event a heritage resource or other item of historical or archaeological interest is discovered during grading and construction activities, the project proponent shall ensure that all such activities cease within 50 feet of the discovery until the on-call archaeologist can examine the find in place and determine its significance. If the find is determined to be significant and authenticated, the archaeologist shall determine the proper method(s) for handling the resource or item. Grading and construction activities may resume after appropriate measures are taken or the site is determined not to be of significance. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

**MONITORING:** Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

3. In the event of the discovery of human remains, all work is to stop and the County Coroner shall be immediately notified pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. If the remains are determined to be Native American, the Coroner must contact the Native American Heritage Commission within 24 hours. The treatment and disposition of human remains shall be completed consistent with guidelines of the Native American Heritage Commission. The project grading plans shall include this mitigation on the plans. Planning Services shall review the grading plans prior to issuance of a grading permit.

**MONITORING:** Planning Services shall review the grading plan to determine that the notation has been placed on the plan prior to issuance of a grading permit.

### PROJECT CONDITIONS

4. All site improvements shall conform to the site plan(s) and elevations attached as Exhibits D and ~~the elevations as shown on E.~~

5. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. Planning Services shall verify the painting of the structures prior to final inspection of the facility.
6. For co-location purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the proposed carrier installs no more than three antenna sectors and four antennas per sector (12 total antennas) 24 panel antennas per carrier are placed on the monopine at any one time, and that there shall not be an increase in overall height of the tower with no increase in height.
7. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Planning Services requires that all colors of the equipment enclosure and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
8. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by Planning Services of any written television interference complaint.
9. All obsolete or unused communication facilities shall be removed within six (6) months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify Planning Services at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
10. ~~Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the Planning Commission every five (5) years. At each five year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the Special Use Permit, requiring the facility's removal, if it is no longer an integral part of the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five year review in a timely fashion shall not invalidate this Special Use Permit. The applicant shall pay a fee as determined by the Deputy Director of Development Services to cover the cost of processing a five year review.~~

Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department with a status report on the then current use of the subject site and related equipment. Development Services shall review the status and determine whether to:

- a. Allow the facility to continue to operate under all applicable conditions; or
- b. Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review on a time and materials basis.

El Dorado County Building Services

11. The applicant shall obtain a building permit from the El Dorado County Building Services for project facilities prior to the commencement of construction.

El Dorado County Environmental Management Department

12. The applicant shall submit a hazardous materials business plan for the site to the El Dorado County Environmental Management Department Hazardious Materials Division for review and approval if the operation will involve the storage of reportable quantities of hazardous materials for backup power generation.

Latrobe Fire Protection District

13. The project shall comply with the following requirements of the Latrobe Fire Protection District which include but shall not be limited to:
  - a. The Latrobe Fire Protection District shall review and approve the project plans prior to issuance of a building permit.
  - b. The applicant shall install an approved all weather surface turnaround at the site of adequate size to turn a fire engine around. The access road and turnaround shall be approved by the Latrobe Fire Protection District and shall be installed prior to final inspection of the facility.
  - c. The applicant shall install a minimum 10 foot wide traffic lane with a vertical clearance of 15 feet. The Latrobe Fire Protection District shall review and approve the location and design of the access road prior to issuance of a grading permit.
  - d. The applicant shall provide low priority "knox" access to the structure and "knox" padlock for emergency access to the 12- foot gate. The Latrobe Fire Protection District shall verify the installation of the security system prior to final inspection of the facility.

- e. The applicant shall install a sign with the emergency phone numbers on the fence by the gate. The Latrobe Fire Protection District shall verify the installation of the signage prior to final inspection of the facility.
- f. The project shall comply with all California Fire Safe Regulations and Fire Codes. The project plans shall be reviewed and approved by the Latrobe Fire Protection District prior to issuance of a building permit.

El Dorado County Department of Transportation

- 14. The project shall comply with the requirements of the Department of Transportation which shall include the following:
  - a. The applicant shall place a minimum of 4 inch thickness of three-quarter inch Class II aggregate base along a 12-foot wide access easement from the leased area to Latrobe Road. The applicant shall provide road improvement details to the Department of Transportation for review and approval prior to issuance of a grading permit.
  - b. The access road shall be adequate for a vehicle to exit the site in a forward direction. The applicant shall provide road improvement details to the Department of Transportation for review and approval prior to issuance of a grading permit
  - c. **S04-0008/T-Mobile** submitted by T-Mobile West (Agent: David Miller) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 323-230-12, consisting of 20.06 acres, is located on the north side of Cold Springs Road, approximately 700 feet west of the intersection with Caswell Road, in the Placerville area, Supervisorial District 3. [*Project Planner: Gina Paolini*] (Previously adopted Negative Declaration)

Staff Recommendation: Approve modifications to Conditions of Approval and find that for this five-year review period, the telecommunications facility is in substantial conformity with the Conditions of Approval

**Motion: Commissioner Mathews moved, seconded by Commissioner Heflin, and carried (4-0), to approve items 4.b and 4.c of the Consent Calendar as presented.**

**AYES: Rain, Heflin, Mathews, Pratt**  
**NOES: None**

Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

**1.0 CEQA FINDINGS**

- 1.1 Staff has determined that, pursuant to CEQA Guidelines Section 15162, no subsequent Negative Declaration shall be prepared for the project as there has been no substantial

change in the project based on the whole record that would cause a significant effect on the environment. This is a five-year review as required by the conditions of approval for the existing telecommunications tower facility authorized under the special use permit. The review of compliance with the conditions of approval for the special use permit, remedial measures to be taken, including modifications to the conditions, ensure compliance of the telecommunications facility with the special use permit and it can be seen with certainty that there is no possibility that these actions in question may have a significant effect on the environment.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Department - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

### **Conditions of Approval**

#### El Dorado County Planning Services

This special use permit approval is based upon and limited to compliance with the approved project description and Conditions of Approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

#### **The project description is as follows:**

1. A Special Use Permit to construct the following within a 900 square foot lease area within property known as APN 323-230-12:
  - a. A 107.5-foot steel monopine;
  - b. Six panel antennas mounted at a centerline of 98.1 feet;
  - c. Six panel antennas mounted at a centerline of 88 feet.
  - d. A prefabricated ground equipment shelter with air conditioning units;
  - e. A sublease area with seven equipment cabinets enclosed by 6 foot high chain link fence with 1 foot barbed wire top; and,
  - f. A backup generator.

The entire lease area shall be enclosed by a 6-foot-high chain link fence with a 10-foot-wide gate on the north side of the enclosure.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.



**PROJECT CONDITIONS**

2. All site improvements shall conform to the site plan(s) and elevations attached as Exhibit D.
3. For co-location purposes, no further review by the Planning Commission shall be required provided that all ground-mounted equipment is located within the proposed leased area and provided that any one of the proposed carrier installs no more than 12 six (6) panel antennas per carrier are placed on the monopine at any one time, and that there shall not be an increase in overall height of the tower and branches with no increase in height.
4. All equipment shelters, cabinets or other auxiliary structures shall be painted in a matching color. The pole shall have simulated bark, and the branches shall be extended down the pole below the existing canopy. Planning Services shall verify the painting of all structures prior to final inspection and approval of the facility.
5. All improvements associated with the communication facility, including equipment shelters, antennae, and fencing shall be properly maintained at all times. Colors of the panels, equipment enclosure, and other improvements visible to the public shall be maintained to ensure the appearance remains consistent.
6. The applicant shall assume full responsibility for resolving television reception interference, if any, caused by operation of this facility. The applicant shall take corrective action within 30 days of receipt by ~~the Planning Services Department~~ of any written television interference complaint.
7. All obsolete or unused communication facilities shall be removed within six (6) months after the use of that facility has ceased or the facility has been abandoned. The applicant shall notify ~~the Planning Services Department~~ at the time of abandonment and all disturbance related to the communication facility shall be restored to pre-project condition.
8. ~~Due to the ever changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the Planning Commission every five (5) years. At each five year review, the permit holder shall provide the Planning Commission with a status report on the then current use of the subject site and related equipment. The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the Special Use Permit, requiring the facility's removal, if it is no longer an integral part o the wireless communication system. By operation of this condition, it is the intent of the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the Planning Commission to conduct or complete a five year review in a timely fashion shall not invalidate this Special Use Permit. The applicant shall pay a fee as determined by the Planning Director to cover the cost of processing a five year review.~~

Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the County Development Services Department every five years. At each five-year review, the permit holder shall provide the Development Services Department with a status report on the then current use of the subject site and related equipment. Development Services shall review the status and determine whether to:

- a. Allow the facility to continue to operate under all applicable conditions; or
- b. Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review on a time and materials basis.

El Dorado County Building Services Department

9. ~~Project facilities shall be subject to issuance of a building permit from the El Dorado County Building Department.~~  
The applicant shall obtain a building permit from the El Dorado County Building Services for project facilities prior to the commencement of construction.

El Dorado County Department of Transportation

10. If more than 1 acre of land shall be disturbed while installing the wireless facility, the applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado "Design and Improvement Standards Manual", the "Grading, Erosion and Sediment Control Ordinance", the "Drainage Manual", the "off-Street Parking and Loading Ordinance", and the State of California Handicapped Accessibility Standards.
11. The applicant shall be subject to a grading permit fee commensurate with the scope of the proposed project prior to commencement of any work performed.
12. The applicant shall place a minimum of 4-inch thickness of three quarter-inch class 2 aggregate base along a 12-foot wide access easement from the leased area to Cold Springs Road. If existing access way is determined to be adequate by the Fire District, this condition shall be deemed fulfilled.
13. The applicant shall provide adequate area at the leased area site for a vehicle to exit the site in a forward direction. If existing access is determined to be adequate by the Fire District, this condition shall be deemed fulfilled.

14. The El Dorado County Fire Protection District shall review the site and access road for accessibility and turnaround area requirements.

El Dorado County Fire Protection District

15. The project shall comply with the following requirements of the El Dorado County Fire Protection District:
- a. The applicant shall pay a site plan review fee of \$50.00.
  - b. The applicant shall provide an approved Fire District turn-around within 150 foot of the project site.
  - c. The access roads shall have a 13-foot 6-inch vertical clearance and capable of supporting a 40,000 pound load.
  - d. The minimum turning radius shall be 25 feet.
  - e. The road grades shall not exceed 15 percent.
  - f. The applicant shall provide high-priority "knox" access for the gate and prefab shelter.
  - g. The gates to the facility shall comply with the Fire Prevention Officers standard.
  - h. The applicant shall provide a fire extinguisher in the shelter, minimum 2A10BC.
  - i. The District may impose addition requirements depending on building construction and use.

El Dorado County Resource Conservation District

16. The applicant shall be required to comply with the District's Erosion Control Requirements and Specifications, which include but shall not be limited to the following:
- a. The applicant shall implement erosion and sediment control measures during construction. Suitable measures include permanent seeding of disturbed areas (excluding areas that will be covered by the 2-inch crushed gravel) and straw rolls around the perimeter of the work site.
  - b. The applicant shall control non-storm water discharges (e.g. wash water), potentially hazardous materials such as hydraulic fluid from construction vehicles and paint materials, and all potential pollutants on the construction site.

**END OF CONSENT CALENDAR**

**5. DEPARTMENTAL REPORTS AND COMMUNICATIONS**  
**(Development Services, Transportation, County Counsel)**

Peter Maurer reported that the Board of Supervisors on August 7, 2012 authorized to proceed with the contract set up several months ago with Science Applied Interactive Corporation (S.A.I.C.) to begin the analysis of impacts of the General Plan on rare plants in order to obtain a County wide or Region wide 2081 permit from the state. This will help to move forward on some of the development in the Cameron Park area.

County Counsel-Paula Frantz reported that the Board of Supervisors reconsidered the two billboards previously denied as part of the settlement negotiation of the lawsuit. The two billboards were approved at a reduced size.

Roger Trout reported that the Board of Supervisors passed a 45 day moratorium on new sign applications. Any sign larger than 80 square feet and taller than 15 feet will not be accepted. Department has been directed to update the sign ordinance. Mr. Trout also mentioned the Board of Supervisors will recommend appointing Brian Shinault as the District 5 Planning Commissioner. County Counsel-Paula Frantz added he is a very well respected architect in South Lake Tahoe. He would be a very fitting successor to Commissioner Tolhurst.

Eileen Crawford-Department of Transportation introduced her boss, Steve Kooyman. He is the Deputy Director for Transportation, Planning and Land Development.

**6. COMMISSIONERS' REPORTS**

Commissioner Heflin said the National Night Out in Camino was great and well attended.

Chair Pratt is now the President of the Fairplay Winery Association.

**9:00 A.M. – TIME ALLOCATION**

**7. PUBLIC FORUM/PUBLIC COMMENT** - None

**8. SPECIAL USE PERMIT**

**S11-0015/El Dorado Hills South-SBA** submitted by SBA Towers, Inc. (Agent: Andrew Lesa/Complete Wireless) to allow the construction of a wireless telecommunications facility consisting of a 65-foot tall monopole tower with a 4-foot lightning rod with up to 48 antennas. The property, identified by Assessor's Parcel Number 120-166-29, consisting of 8.99 acres, is located on the south side of Patterson Way, east of the intersection with Ridgeview Drive, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Gina Paolini*] (Mitigated Negative Declaration prepared)\*

Gina Paolini stated the applicant is requesting a continuance. Applicant is working with the Community Services District to get approval on the design of the facility.

Andrew Lesa- Complete Wireless representing SBA- Formally requesting a continuance to allow full review from the Community Services District design review process as it appears more time is required.

Commissioner Rain stated Mr. Lesa came before the Community Services District and they did hear about the continuance and 60 people were present. Commissioner Rain had no objection to the continuance.

Trisha Williams- a resident and also lives and works in Wisconsin from May through September. Very worried about the project and concerned that her letter of concern would not be heard.

County Counsel Paula Frantz stated it is standard process that a neighbor could read her letter at the meeting.

**Motion: Commissioner Heflin moved, seconded by Commissioner Rain, and carried (4-0), to continue off calendar.**

**AYES: Mathews, Rain, Heflin, Pratt**

**NOES: None**

**9. PRE-APPLICATION**

**PA12-0002/Georgetown Retirement Facility** submitted by Lenity Architecture LLC for a Conceptual Review with the Planning Commission for the development of a Congregate Care Facility within Planning Area A in the Town Center West Development. The property, identified by Assessor's Parcel Number 117-160-38, consisting of 20.329 acres, is located on the south side of Town Center Boulevard, approximately 400 feet west of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Gina Paolini*]

Gina Paolini presented the project to the Commission and stated that no formal action would be taken and that the Commission would be providing comment.

Dan Roach applicant with Lenity Architecture LLC stated project is a congregate care facility to serve residents in their 80's and still in good health, single, looking for a different life style. Facility offers three meals per day, seven days per week, movies, exercise room, activities, provides advanced service and housekeeping for residents.

Chair Pratt concerned about the area of the facility.

Mr. Roach stated when formal application is submitted it will include details on the site.

Rusty Everett-Resident and President of Preserve El Dorado Hills requested that the Planning Commission not hear any consideration about changing the plan until a full plan is produced. There will be noise, light pollution and traffic issues and the project will affect residents in Springfield Meadows. Conventional retail was not part of the original model. It was office space, light duty, manufacturing and research and development. Retail has been found twice in the past to not be part of that plan, especially big box retail.

County Counsel-Paula Frantz stated they have an approved Planned Development (PD) and have to be consistent with the plan or needs discretionary review and an amendment to their plan.

Peter Maurer- Stated the unique situation with this is it is within the Specific Plan and an amendment will need to be done. Is change being proposed for this site the best change to the plan?

Chair Pratt – Stated the Specific Plan has a slightly narrow subset as opposed to the rest of the document. If called a residence, does it work any different than a hotel, traffic and accommodations all come in to play. Multi story buildings, lights and a lot of other intrusive

elements for residents backed up to the property. Just because it's not a big box does not mean everyone will be happy.

**10. GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT/  
PARCEL MAP**

**A07-0018/Z07-0054/PD07-0034/P08-0017/Diamond Dorado Retail Center** submitted by Leonard Grado/GGV Missouri Flat, LLC for the following: (1) Certification of Environmental Impact Report (EIR SCH 2008012004) for the Diamond Dorado Retail Center; (2) General Plan Amendment amending land use designation from Industrial (I) to Commercial (C); (3) Rezone from Industrial (I) to General Commercial-Planned Development (CG-PD); (4) Preliminary Development Plan for the Diamond Dorado Retail Center based on *Alternative 5: MRF Access Plan*, consisting of seven (7) single-story commercial buildings ranging in size from 3,100 square feet to 160,572 square feet totaling 241,515 square feet; and (5) Tentative Parcel Map subdividing 27.61 acre property creating a total of 11 commercial parcels. The property, identified by Assessor's Parcel Numbers 051-250-12, 051-250-46; 051-250-51, and 051-250-54, consisting of 27.61 acres, is located on the northwest corner area of Highway 49 and Lime Kiln Road, in the Diamond Springs area, Supervisorial District 3. [*Project Planner: Mel Pabalinas*] (Environmental Impact Report prepared/SCH No. 2008012004)

Mel Pabalinas presented the item to the Commission with a recommendation of approval to the Board of Supervisors which would also include a recommendation to continue the Parcel Map application off-calendar. He made reference to Staff Memo dated August 1, 2012, Staff Memo dated August 3, 2012, and public comments received.

Chair Pratt asked if model program has to include all potential development that occurs. Eileen Crawford/DOT stated the model program covers only main roads in the County and only the approved projects have been added to the model.

Peter Maurer highlighted the original project proposal's primary access to the MRF and Alternative 5 reduced some of the impacts.

Craig Sandberg presented a timeline and the decision for a bypass to connect Missouri Flat Road and State Route 49 and the Diamond Springs Parkway. There will be a real effort with design to fit into the community in terms of landscaping, building design, energy efficiency and it will be a unique center. It will create potential employers and will help eliminate commute out of the County. Unclear with Condition #16 and timing of signals and agrees with the joining of the Community Facilities District.

Eric Fredericks-Caltrans stated issues brought up in his letter have not been resolved and is working with staff and would like to see an updated traffic analysis.

Rob Combs, Fire Chief Diamond Springs-El Dorado Fire Protection District, voiced concern that a number of issues have not been addressed. Talked about reduction in fire stations and staff, the Capital Improvement Plan, the Community Facilities District, would like the applicant and propane company to work together to have additional mitigation put in place to reduce the potential of large scale release with the high density retail in the vicinity.

Dan Bolster, El Dorado County Transportation Commission, stated a study was completed in May 2010 for the realignment of State Route 49. The purpose of the study was to identify the feasibility to realign State Route 49 not to identify a preferred alternative route. The study identified three potential alignments. Working close with Caltrans on project and very interested what the community wants.

Greg Costa, homeowner on Lime Kiln Road, stated his property would be impacted the most and concerned he was just notified of the project. County Counsel Paula Frantz explained state law requires noticing of 300 feet and the County notices 500 feet from project. If not within that distance, property owners can ask to be put on a mailing list. Mr. Maurer verified owner did receive notice and stated that this was the first public hearing for this project.

Art Marinaccio stated that it should be noted in record that Mr. Costa did have public notice in his hand when he spoke. Mr. Marinaccio talked about the history of the lime plant and how this area was a heavy industrial area long before Planning. He also stated that what has been happening with the city and county in conjunction with Missouri Flat interchange improvements, modeling, public hearings, discussion, and engineering has been a discussion for 40 years.

Dave Hoagland was concerned about the primary access to the Diamond Springs Parkway and the sequencing of the project.

Bob Slater, Assistant Director-DOT, stated the vision of the realignment is to move State Route 49 west of the existing roadway to separate the encroachment from the actual parkway. Targeted construction is two years out.

Jerry Herrington voiced concern with current and future traffic and was unclear about the road being moved. Chair Pratt stated construction is two years out and State Route 49 would be moved over to line up better with the intersection.

Kathy Lishman wanted to know what other zone changes would occur and what else is there in the County that is comparable to 161,000 square feet. Encourages high standards for design, landscaping and signage.

Bob Smart stated getting rid of Lime Kiln Road access was a huge step in making project compatible. He commented on architectural design, historical nature of the lime and mill businesses, the natural crossings of animals and the safe crossings for pedestrians.

Chair Pratt stated that the under crossing concept would be good and this is a chance to have the architectural design done correctly and take the bike paths off of the main roads.

Lee Dobbs, Kamps Propane, stated propane is a necessary commodity in our area and to take into consideration that propane facilities have employees that want to serve the County and at reasonable rates.

Commissioner Rain voiced concern with weekend traffic modeling. Brian Wickert stated there would be auxiliary booths and a lot of operational people and activity that would alleviate peak periods.