



# 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  
Tom Heflin, Second Vice-Chair, District 3  
Lou Rain, District 1  
Brian Shinault, District 5

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

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## CONFORMED AGENDA

### **Regular Meeting November 8, 2012 – 8:30 A.M.**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chair 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 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m. Comments are limited to 3 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, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services 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 PLANNING SERVICES**

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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:** October 25, 2012  
  
Staff Recommendation: Approve Meeting Minutes as presented  
**ACTION: APPROVED (4-0; Heflin-abstained)**
  - b. **2013 Planning Commission Meeting Schedule**  
  
Staff Recommendation: Approve 2013 Meeting Schedule  
**ACTION: APPROVED (5-0)**

**END OF CONSENT CALENDAR**

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

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

**9:00 A.M. – TIME ALLOCATION**

7. **PUBLIC FORUM/PUBLIC COMMENT**
8. **WILLIAMSON ACT CONTRACT**

**WAC12-0002/Dan Varozza Preserve and WAC12-0003/Modification to Agricultural Preserve No. 36** submitted by DAN VAROZZA to establish new Agricultural Preserves as follows: 1. Establish a new Agricultural Preserve for 226 acres; and 2. Modify existing Agricultural Preserve for 1,852 acres. The property, identified by Assessor's Parcel Numbers (WAC12-0002) 087-021-30, 087-021-20, 087-021-28, 087-021-27, and 087-021-42; and (WAC12-0003) 087-040-91, 087-040-89, 087-040-35, 087-123-01, 091-020-07, 091-020-21, 091-303-21, 091-040-14, 091-140-01, 091-140-03, 091-200-13, 091-

200-14, 091-030-21, and 091-040-14, consisting of 226 acres (WAC12-0002) and 1,852 acres (WAC12-0003), is located on the south side of Memory Lane, approximately three-fourth mile east of the intersection with South Shingle Road, in the Latrobe area, Supervisorial District 2. [Project Planner: Gina Paolini] (Categorical Exemption pursuant to Section 15317 of the CEQA Guidelines)\*\*

Staff Recommendation: Recommend approval to the Board of Supervisors

**ACTION: RECOMMENDED APPROVAL (5-0)**

**9. SPECIAL USE PERMIT**

- a. **Special Use Permit Revision S02-0037-R/Gold Key Boathouse** submitted by DAVE CIAPPONI (Agent: Ogilvy Consulting) to eliminate the self-storage element of the Special Use Permit and allow for boat sales and service, and recreational vehicle storage. Boat storage would continue at the site. The property, identified by Assessor's Parcel Number 117-060-34, consisting of 3.51 acres, is located on the south side of Suncast Lane, approximately 800 feet west of the intersection with Latrobe Road, in the El Dorado Hills area, Supervisorial District 2. [Project Planner: Gina Paolini] (Previously Adopted Mitigated Negative Declaration)

Staff Recommendation: Approval

**ACTION: APPROVED (5-0)**

- b. **Special Use Permit Revision and Five-Year Cell Tower Review - S02-0002-R-5/ATC-White Hall** submitted by METRO PCS (Agent: Jerry Jazmadarian) to request a five-year review of an existing 125-foot monopine cellular telecommunications facility and a revision to the Special Use Permit to allow for the following: 1. The replacement of three existing antennas with larger antennas; and 2. The installation of an Ericsson radio expansion cabinet on the existing concrete foundation. The property, identified by Assessor's Parcel Number 011-090-50, consisting of 431.35 acres, is located on the north side of White Meadows Road, approximately 3.62 miles northwest of the intersection with Icehouse Road and U.S. Highway 50, in the Pollock Pines area, Supervisorial District 2. [Project Planner: Gina Paolini] (Previously Adopted Negative Declaration)

Staff Recommendation: Defer approvals of additional permits and direct staff to return in six months for consideration of revocation if the monopine has not been brought into compliance

**ACTION: CONTINUED TO DECEMBER 13, 2012 MEETING (5-0)**

- c. **Special Use Permit Revision S04-0047-R/AT&T Telecommunications Tower-Pilot Hill** submitted by AT&T (Agent: Forza Telecom) for a revision to an

approved Special Use Permit to allow the removal of the existing wooden monopole telecommunications tower, replace it with a monopine and adding six new antennas for a total of 12. The property, identified by Assessor's Parcel Number 071-410-15, consisting of 7.02 acres, is located on the east side of State Route 49, 1.50 miles north of the intersection with Rattlesnake Bar Road, in the Cool area, Supervisorial District 4. [*Project Planner: Tom Dougherty*] (Previously adopted Negative Declaration)

Staff Recommendation: Approval

**ACTION: APPROVED (5-0)**

- d. **Special Use Permit S12-0002/Outingdale Gates** submitted by OUTINGDALE IMPROVEMENT CLUB for three manual gates located on road easements within the Outingdale Subdivision. The property, identified by Assessor's Parcel Numbers (Gate 1) 046-154-01 and 046-152-14; (Gate 2) 046-132-84 and 046-136-05; and (Gate 3) 046-132-74 and 046-131-23, is located at the end of Outingdale Road, approximately 1.5 miles west of the intersection with County Road E16 (Mt. Aukum Road), in the Somerset/Fairplay area, Supervisorial District 2. [*Project Planner: Aaron Mount*] (Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: CONTINUED TO JANUARY 10, 2013 MEETING (5-0)**

## 10. ADJOURNMENT

Respectfully submitted,  
ROGER TROUT, 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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*\*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.