



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
Rich Stewart, District 1
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

AGENDA

Regular Meeting November 14, 2013 – 8:30 A.M.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

Persons wishing to speak on a Consent Calendar item are requested to 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. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00am. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting.

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.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

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 24, 2013

Staff Recommendation: Approve meeting minutes as presented

b. 2014 Planning Commission Meeting Schedule

Staff Recommendation: Approve 2014 Meeting Schedule

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. SPECIAL USE PERMIT (Public Hearing)

- a. **Five-Year Cell Tower Review and S01-0030-R-4/Cedar Grove** submitted by AT&T MOBILITY to request a five-year review of an existing cellular telecommunications facility and a revision to allow for the installation of: (a) Three new antennas; and (b) Two equipment cabinets and ancillary equipment. The property, identified by Assessor's Parcel Number 043-290-59, consisting of 20.2 acres, is located on the north side of Pony Express Trail, approximately 400 feet west of the intersection with Crystal Springs Road, in the Cedar Grove area, Supervisorial District 3. [*Project Planner: Gina Paolini*] (Previously Adopted Negative Declaration)

Staff Recommendation: Find project to be in substantial conformity and approve revision

- b. **S13-0011/Verizon Wireless Telecommunications Tower-Garden Valley** submitted by VERIZON WIRELESS (Agent: Complete Wireless Consulting) to allow the construction of a wireless telecommunication facility consisting of a 75-foot monopine tower with 12 antennas, equipment shelter, and related ground equipment. The property, identified by Assessor's Parcel Number 060-320-23, consisting of 10.32 acres, is located on the west side of Hackomiller Road, approximately 2,300 feet south of the intersection with Black Oak Mine Road, in the Garden Valley area, Supervisorial District 4. [*Project Planner: Tom Dougherty*] (Negative Declaration prepared)*

Staff Recommendation: Approval

- c. **S12-0014/Infinite Life Retreat and Spa** submitted by SANDRA NOMER for a bed and breakfast inn to include six guest rooms and 24 events, consisting of day retreats, classes, and seminars, with up to 20 participants including guests of the bed and breakfast inn. The property, identified by Assessor's Parcel Number 046-630-55, consisting of 10 acres, is located on the east side of Windlestraw Road, approximately 1,000 feet south of the intersection of Oak Hill Road, in the Oak Hill area, Supervisorial District 3. [*Project Planner: Aaron Mount*] (Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines)**

Staff Recommendation: Approval

9. **PARCEL MAP** (Public Hearing)

P11-0005-R/Angles submitted by MICHAEL ANGLES to add a Design Waiver of the Design Improvement Standards Manual Standard Plan 101-C requirement for the paving of roads for parcels located above the 3,000-foot elevation. The property, identified by Assessor's Parcel Number 042-011-46, consisting of 50.57 acres, is located on the north side of Emerald Forest Drive, approximately 4,000 feet north of the intersection of Rainbow Trail and Sly Park Road, in the Pollock Pines area, Supervisorial District 2. [*Project Planner: Tom Dougherty*] (Previously Adopted Negative Declaration)

Staff Recommendation: Approval

10. **PRESENTATION**

Presentation on the El Dorado County Meyers Area Plan [*Contact: Brendan Ferry/Long-Range Planning Division*]

11. **ADJOURNMENT**

Respectfully submitted,
ROGER TROUT, Executive Secretary

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.

*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated 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.