



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

CONFORMED AGENDA

Regular Meeting December 12, 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:** November 14, 2013
Staff Recommendation: Approve meeting minutes as presented
ACTION: APPROVED (3-0; absent-Heflin, Mathews)

FIVE-YEAR CELL TOWER REVIEW

- b. **Five-Year Cell Tower Review-Special Use Permit S04-0018-R/Nextel-Thompson Hill** submitted by NEXTEL (Agent: John Zaimes) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 069-150-17, consisting of 10.05 acres, is located on the southwest side of Duncan Hill Road, approximately 0.4 mile southwest of the intersection with Deer Valley Road, in the Rescue area, Supervisorial District 4. [*Project Planner: Gina Paolini*] (Previously Adopted Negative Declaration)
Staff Recommendation: Find project to be in substantial conformity
ACTION: APPROVED (3-0; absent-Heflin, Mathews)

- c. **Five-Year Cell Tower Review-Special Use Permit S04-0041-R/Thompson Hill** submitted by SBA (Agent: John Zaines) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 089-110-31, consisting of 1.43 acres, is located on the west side of Oro Loma Road, approximately 0.5 mile north of the intersection with Gold Hill Road, in the Gold Hill area, Supervisorial District 4. [*Project Planner: Aaron Mount*] (Previously Adopted Negative Declaration)

Staff Recommendation: Find project to be in substantial conformity

ACTION: APPROVED (3-0; absent-Heflin, Mathews)

- d. **Five-Year Cell Tower Review-Special Use Permit S01-0033-R-5/White Meadow** submitted by SPRINT-NEXTEL (Agent: Richard Tang) for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 009-040-07, consisting of 200 acres, is located on the north side of White Meadows Road, approximately 2 miles west of the intersection with Ice House Road, in the American River Canyon area, Supervisorial District 5. [*Project Planner: Aaron Mount*] (Previously Adopted Negative Declaration)

Staff Recommendation: Find project to be in substantial conformity

ACTION: APPROVED (3-0; absent-Heflin, Mathews)

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. PLANNED DEVELOPMENT (Public Hearing)

PD90-0012-R/South Fork Ranch Subdivision Lot 24 submitted by CHRISTOPHER SAHM (Agent: Robert Hill) to modify existing building envelope within Lot 24 to include three existing agricultural accessory structures. The property, identified by Assessor's Parcel Number 085-740-24, consisting of 22.8 acres, is located west of Chappie Drive, approximately 1,250 feet north of intersection with Hassler Drive, in the

Camino area, Supervisorial District 3. *[Project Planner: Mel Pabalinas]* (Categorical Exemption pursuant to Section 15303(e) of the CEQA Guidelines)**

Staff Recommendation: Approval
ACTION: APPROVED (5-0)

9. SPECIAL USE PERMIT (Public Hearing)

- a. **S09-0014/Greenwood Kingdom Hall** submitted by GEORGETOWN CONGREGATION OF JEHOVAH'S WITNESSES for a 4,540 square foot place of worship to include: (a) A 600 square foot covered parishioner drop-off/vehicular drive-through area; and (b) One, double-sided, 60 square foot monument sign, 6 feet in height and 10 feet in width.. The property, identified by Assessor's Parcel Numbers 074-173-03, 074-173-06, and 074-173-12, consisting of 2.44 acres, is located on the west side of Greenwood Road, approximately 500 feet northwest of the intersection with Ricci Road in the Greenwood area, Supervisorial District 4. *[Project Planner: Gina Paolini]* (Mitigated Negative Declaration prepared)* SCH #2010042069

Staff Recommendation: Approval
ACTION: APPROVED (5-0)

- b. **S12-0005/Montano de El Dorado Shopping Plaza Outdoor Music** submitted by EL DORADO HILLS PAVILION VENTURE, LLC to allow occasional outdoor amplified music events between 12:00 p.m. to 12:00 a.m. within the common area at the Montano de El Dorado Shopping Plaza. The property, identified by Assessor's Parcel Numbers 118-010-15 and 118-010-16, consisting of 1.67 acres, is located on the southeast corner of the intersection of White Rock Road and Latrobe Road, in the south El Dorado Hills area, Supervisorial District 2. *[Project Planner: Tom Dougherty]* (Categorical Exemption pursuant to Section 15323 of the CEQA Guidelines)**

Staff Recommendation: Approval, to include limiting outdoor amplified music to no later than 10:00pm
ACTION: CONTINUED TO MARCH 13, 2014 MEETING (5-0)

- c. **Review of Special Use Permit/S87-0055-R Sundance RV, Boat and Mini-Storage** to consider setting a hearing for revocation. The property, identified by Assessor's Parcel Number 327-070-12, consisting of 3.34 acres, is located at the northwest corner of U.S. Highway 50 and El Dorado Road at Echo Lane, in the El Dorado/Diamond Springs area, Supervisorial District 4. *[Project Planner: Tom Dougherty]* *[continued from 10/24/13 meeting]*
ACTION: FOUND TO BE SUBSTANTIALLY IN COMPLIANCE (5-0)

10. 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.