



EL DORADO COUNTY
PLANNING DEPARTMENT

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

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Phone: (530) 621-5355
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
May 12, 2005 – 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 five 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.

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

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:** April 28, 2005
ACTION: Approved

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. **FINDINGS OF CONSISTENCY**

- a. Request submitted by the LAKE VALLEY FIRE PROTECTION DISTRICT for a finding of consistency on the annual update to the fire district's capital improvement plans.

STAFF (Fire District) **Recommendation:** Find request consistent with General Plan
ACTION: Request found consistent

- b. Request submitted by the GARDEN VALLEY FIRE PROTECTION DISTRICT for a finding of consistency on the annual update to the fire district's capital improvement plans.

STAFF (Fire District) **Recommendation:** Find request consistent with General Plan
ACTION: Request found consistent

- c. Request submitted by the RESCUE FIRE PROTECTION DISTRICT for a finding of consistency on the annual update to the fire district's capital improvement plans.

STAFF (Fire District) Recommendation: Find request consistent with General Plan
ACTION: Request found consistent

8. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S04-0036** submitted by AT&T WIRELESS (Agent: Tim McFadden/Comsites, Inc.) to allow the replacement of an existing single-user monopole with multi-tenant monopine telecommunications facility to include ground-mounted equipment and an 80-foot tall tree pole with three sets of antenna arrays. The property, identified by Assessor's Parcel Number 067-081-27, consists of 5 acres, is located on the west side of Arroyo Vista Way, approximately 0.8 mile north of the intersection with Malcom-Dixon Road, in the **El Dorado Hills/Salmon Falls area.** (Mitigated negative declaration prepared)*

STAFF (JH) Recommendation: Conditional approval
ACTION: Conditionally approved

9. **PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP**

- a. **PD03-0006/P03-0013** submitted by GRANITE GRADO VENTURES, LLC to allow five commercial buildings to be located on five individual parcels as follows: Parcel 1 – 0.749 acre - Building 1 (warehouse/retail) 7,475 square feet; Parcel 2 – 0.759 acre – Building 2 (fast food restaurant w/drive-thru) – 3,886 square feet; Parcel 3 – 0.675 acres – Building 3 (retail/office) – 8,386 square feet; Parcel 4 – 1.026 acres – Building 4 (retail/office) – 10,056 square feet; Parcel 5 - 0.885 acre – Building 5 (retail/office) – 8,536 square feet. The properties, identified by Assessor's Parcel Numbers 327-212-15 and -16, consisting of 4.09 acres, are located on the northwest corner of Missouri Flat Road and Golden Center Drive, approximately one quarter mile south of the intersection of Forni Road and Missouri Flat Road, in the **Diamond Springs/El Dorado area.** (Mitigated negative declaration prepared)*

STAFF (PR) Recommendation: Conditional approval
ACTION: Conditionally approved

10. **DEPARTMENT OF TRANSPORTATION**

11. **COUNTY COUNSEL'S REPORTS**

12. **DIRECTOR'S REPORTS**

13. 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 the Planning Department; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 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 May

May 12, 2005; 8:30 a.m. – Regular
May 26, 2005; 8:30 a.m. – Regular