



EL DORADO COUNTY PLANNING SERVICES

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

2850 Fairlane Court • Placerville, CA 95667
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Phone: (530) 621-5355
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
July 14, 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:** June 23, 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. **SPECIAL USE PERMITS** (Public Hearing)
 - a. **S04-0042** submitted by CINGULAR WIRELESS/COMPLETE WIRELESS to allow the establishment of a wireless telecommunications facility to include ground-mounted equipment and a 100-foot mono-pine tower with six antennas. The property, identified by Assessor's Parcel Number 087-300-77, consists of 21.59 acres, is located on the west side of South Shingle Road, approximately two miles north of the intersection with Latrobe Road, in the **Shingle Springs area.** (Negative declaration prepared)*

STAFF (TD) **Recommendation:** Conditional approval
ACTION: Conditionally approved
 - b. **S03-0036** submitted by DAVID DEL RIO/DEAN BADER, DVM to allow the construction and operation of a commercial boarding kennel in conjunction with an existing veterinary clinic. The properties, identified by Assessor's Parcel Numbers 090-430-46 and -53, consist of 1.242 acres, are located on the north side of Sunset Lane, approximately 200 feet east of the intersection with Mother Lode Drive, in the **Shingle Springs area.** (Categorically exempt pursuant to Section 15301(a) of the CEQA Guidelines)*

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

8. **TENTATIVE SUBDIVISION MAP** (Public Hearing)

- a. **TM95-1298E/TM95-1299E** submitted by MARBLE VALLEY COMPANY, LLC requesting a series of five one-year time extensions for a 398 lot planned development subdivision and large lot map. A design waiver was approved with the original map to allow two road systems to exceed the dead-end road limit of 2,640 feet and serve more than 24 lots subject not the provision of emergency access roads. The properties, identified by Assessor's Parcel Numbers 87-200-74; 108-010-44; 108-020-12, -13, -14, and -15, consist of 2,341 acres, are located on the south side of U. S. Highway 50, between the Bass Lake Road and Cambridge Road interchanges, in the **El Dorado Hills area**. (Environmental Impact Report prepared and adopted with original project approval)

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

9. **TENTATIVE SUBDIVISION MAP/SITE PLAN REVIEW** (Public Hearing)

- a. **TM04-1390/Site Plan Review SPR04-0018** submitted by PACIFIC WEST HOMES to allow the creation of 160 airspace condominium units and site plan review of the 160-unit condominium project. The property, identified by Assessor's Parcel Number 108-490-19, consists of 14.24 acres, is located on the west side of Valley View Parkway, approximately 2,000 feet south of the intersection with White Rock Road, in the **El Dorado Hills area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines (TM04-1390)/Section 15268 of the CEQA Guidelines (SPR04-0018)*

STAFF (LM) Recommendation: Conditional approval
ACTION: Continued off-calendar

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 Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

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

**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.

Meetings for the Month of July

July 14, 2005; 8:30 a.m. – Regular

July 28, 2005; 8:30 a.m. – Regular