



# 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  
Lou Rain, District 1  
Tom Heflin, District 3  
Brian Shinault, District 5

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

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## CONFORMED AGENDA

### **Regular Meeting September 27, 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:** September 13, 2012

Staff Recommendation: Approve Meeting Minutes as presented  
**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. **SPECIAL USE PERMIT**

**S12-0012/Badger's Dog Training** submitted by JEFF and RENEE BADGER to allow the use of an existing horse arena for dog training as an expanded home occupation. The property, identified by Assessor's Parcel Number 319-060-61, consisting of 5 acres, is located on the south side of Austin Lane, approximately 600 feet east of the intersection with Green Valley Road, in the Greenstone area, Supervisorial District 3. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*

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

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

**PD97-0004-R/P12-0002/Placerville Professional Building** submitted by MISSOURI FLAT VENTURES LP (Agent: Palos Verdes Properties, Inc.) for the following: 1) Revision of an approved Development Plan to modify the proposed use, site plan, and building elevations to construct one professional office building totaling 11,997 square feet; and 2) Tentative Parcel Map to subdivide a 2.535 acre parcel into two commercial parcels of 0.97 acre and 1.56 acres in size. The property, identified by Assessor's Parcel Number 327-130-03, consisting of 2.535 acres, is located on the west side of Missouri Flat Road immediately north of Prospectors Plaza and approximately 1,100 feet north from the intersection with U.S. Highway 50, in the unincorporated area of Placerville, Supervisorial District 3. [*Project Planner: Pierre Rivas*] (Negative Declaration prepared)\*

Staff Recommendation: Approval  
**ACTION: APPROVED (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 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.