



## 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

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 February 24, 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.**

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

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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:** January 27, 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. **RIVER MANAGEMENT PLAN**
  - a. **Update:** Staff will present the 2004 Draft Annual Report.  

<b>STAFF (Dan Bolster)</b>	<b><u>Recommendation:</u></b> Receive and file
<b><u>ACTION:</u></b>	Approved; received and filed
8. **REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP** (Public Hearing)
  - a. **Z04-0014/PD04-0005/P04-0005/Quail Park at El Dorado Hills Professional Office Park, Phase II** submitted by RIBEIRO DEVELOPMENT, INC. The zone change is from Research and Development-Community Design Review to Research and Development-Community Design Review/Planned Development for an as-built commercial project. A tentative parcel map is requested to subdivide the 7.33 acre commercial lot into nine parcels ranging in size from 4,270 to 12, 460 square feet with a 6.15 acre open space/common lot. The property, identified by Assessor's Parcel Number 108-250-65, is located on the southeast side of Suncast Lane and Sunglow Court, 300 feet west of the intersection with Suncast Lane and Latrobe Road, in the **El Dorado Hills area.** (Negative declaration prepared)\*

The **Board of Supervisors** will consider this project on **March 29, 2005**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

STAFF (GH)                      Recommendation:    Recommend approval  
ACTION:                              Recommended approval

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

- a.    **S04-0031** submitted by AT&T Wireless (Agent: Tim McFadden) to allow the establishment of a wireless telecommunications facility to include ground-mounted equipment and a 70-foot tall tree pole with 12 panel antennas. The property, identified by Assessors Parcel Number 089-240-01, consists of 50 acres, is located on the north side of State Route 49, approximately 100 feet east of the intersection with Gold Hill Road, in the **Gold Hill area**. (Mitigated negative declaration prepared)\*

STAFF (JH)                      Recommendation:    Conditionally approve  
ACTION:                              Conditionally approved

- b.    **S04-0037** submitted by TETRA TECH COMUNICATIONS (Agent: Shawna Des Bois) to allow the placement of a new 114-foot tall monopine structure with 12 panel antennas on three arms at the 100-foot elevation of the monopine. The proposed monopine and the 12-foot by 20-foot prefabricated equipment shelter will be located on a 30-foot by 30-foot lease area that will be enclosed by an 8-foot tall chain link fence with brown colored vinyl slats. The property, identified by Assessor's Parcel Number 042-700-20, consists of 3.25 acres, is located on the north side of Sly Park Road, approximately 0.3 of a mile southwest from the intersection with Starkes Grade Road, in the **Pollock Pines area**. (Negative declaration prepared)\*

STAFF (RE)                      Recommendation:    Conditionally approve  
ACTION:                              Continued off-calendar

10. **TENTATIVE MAP** (Public Hearing)

- a.    **TM04-1389/Euer Ranch, Lot A and a Portion of Lot B/Unit 2** submitted by FORECAST HOMES (Agent: Cooper, Thorne & Associates, Inc.) creating 17 single-family residential lots ranging in size from 0.14 to 0.27 acre, and one landscape lot. The properties, identified by Assessor's Parcel Numbers 108-680-01 and -02, consist of 4.41 acres, are located on the east and west side of Four Seasons Drive, 600 feet south of White Rock Road, approximately one mile west of the intersection with Latrobe Road, in the Carson Creek Specific Plan area of the **El Dorado Hills area**. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)\*

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

**1:30 P.M.**

**11. MASTER PLAN (Public Hearing)**

- a. **Scoping Meeting:** Consideration of an amendment to the HEAVENLY MOUNTAIN RESORT MASTER PLAN (Agent: Andrew Strain, Planning & Governmental Affairs). The Commission will be given a presentation and receive public input on the proposed Master Plan which will focus on updated and renewed aspects for some projects contained in the original plan adopted in 1996. The Master Plan amendment provides for more efficient use of ski facilities and summer activities, a better balance of skiers/riders between lifts and trails, and overall, a more consistent distribution of skiers/riders on the mountain. Particular focus has been paid to improvement of the facilities within the existing, developed ski area. The goal of the Master Plan amendment is not focused on expansion but rather on improvement. The Master Plan proposes the use of high-speed, detachable lift equipment to replace older equipment. The goal is not to develop more skiable acres outside of the USDA Forest Service permitted ski area but rather to focus improvement on the existing, approved ski area. The revised plans presented in the Master Plan amendment also minimize environmental impacts associated with the approved expansion of the existing, permitted ski area. The properties, identified by Assessor's Parcel Numbers 030-370-04 and -06, consists of 67.04 acres, are located on the south side of Saddle Road, 1,500 feet east of the intersection with Ski Run Boulevard, in the **South Lake Tahoe area.**

STAFF (SH)                      Recommendation:      Take public input  
**ACTION:**                      No action taken

**12. GENERAL PLAN**

- a. **Implementation:** List of Priority Implementation Measures

STAFF (AB)                      Recommendation:      Give staff direction on priority list  
**ACTION:**                      No action taken

**13. DEPARTMENT OF TRANSPORTATION**

**14. COUNTY COUNSEL'S REPORTS**

**15. DIRECTOR'S REPORTS**

**16. 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.

\*\*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 March**

March 10, 2005; 8:30 a.m. – Regular

March 24, 2005; 8:30 a.m. – Regular