



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

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Phone: (530) 621-5355
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
June 23, 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:** May 26, 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. **S04-0032** submitted by CINGULAR WIRELESS (Agent: Tim McFadden) to allow the construction and operation of a new wireless telecommunications facility consisting of a 65-foot monopole with 6 panel antennas and ground equipment within a fenced enclosure within a 2,500 square foot lease area. The property, identified by Assessor's Parcel Number 104-500-11, consists of 10.05 acres, is located on the north side of Miners Valley Road, one quarter mile east of the intersection with Salmon Falls Road, in the **Pilot Hill area**. (Mitigated negative declaration prepared)*

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

- b. **S04-0044** submitted by JOHN JARVIS for a commercial kennel permit that would allow for a Commercial Animal Establishment for the specific intent of breeding and selling dogs. A maximum of 26 dogs would be housed within the kennel. The property, identified by Assessor's Parcel Number 087-190-02, consists of 40.14 acres, is located at 7001 Settlers Trail, approximately 1.3 miles north of the intersection with South Shingle Road, in the **Latrobe area**. (Exempt from CEQA pursuant to Section 15303 of the State CEQA Guidelines)**

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

- c. **S05-0013/Steve's Transmission Service** submitted by STEVE JACQUES (Agent: Midkiff and Associates, Inc./Angela Silva) to allow the relocation of a transmission and automobile repair business to a former Shell gasoline station consisting of a 1.764 square foot commercial building, 1,200 square foot gross canopy area, and a 200 square foot trash enclosure area. The property, identified by Assessor's Parcel Number 034-402-01, consists of 30,000 square feet, is located at 2950 U.S. Highway 50, within the Meyers Community Plan area, in the **Meyers area.** (Categorically exempt pursuant to Section 15301(a) of the CEQA Guidelines)*

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

8. **SPECIAL USE PERMIT/ZONE CHANGE** (Public Hearing)

- a. **S04-0025/Zone Change Z04-0018** submitted by JUDITH GRANBERG. The special use permit is for a commercial kennel permit that would allow the operation of a 20-run boarding and training facility for dogs. Also included is a request to rezone the property from Single-family Three-acre (R3A) and Estate Residential Ten-acre (RE-10) to Residential Agriculture Twenty-acre (RA-20) Zone. The property, identified by Assessor's Parcel Number 060-430-63, consists of 28.89 acres, is located at 7460 State Route 193, which is located on the east side of State Route 193, approximately one half mile north of the intersection with Black Oak Mine Road, in the **Georgetown area.** (Exempt from CEQA pursuant to Section 15303 and 15162 of the State CEQA Guidelines)**

These applications will be considered by the **Board of Supervisors** on **July 19, 2005, at 2:00 p.m.,** in the Supervisors Meeting Room, 360 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found consistent with the County General Plan.

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

9. **DEPARTMENT OF TRANSPORTATION**

10. **COUNTY COUNSEL'S REPORTS**

11. **DIRECTOR'S REPORTS**

12. 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