



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
Alan Tolhurst, Second Vice-Chair, District 5
Lou Rain, District 1
Tom Heflin, District 3

Char Tim Clerk of the Planning Commission

A G E N D A

Regular Meeting March 22, 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.

**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE
INQUIRE WITHIN PLANNING SERVICES**

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:** February 23, 2012 (*continued from 3/8/12 meeting due to lack of a quorum*)
Staff Recommendation: Approve Meeting Minutes as presented
 - b. **Minutes:** March 8, 2012
Staff Recommendation: Approve Meeting Minutes as presented

SPECIAL USE PERMIT – ONE YEAR REVIEW

- c. **S10-0009/Villa Florentina Bed & Breakfast:** Planning Commission approved project on March 24, 2011 with Condition #29 requiring a one-year review of noise and traffic impacts.
Staff Recommendation: Receive and file report, with no further annual reviews required

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**

- a. **S11-0011/Pleasant Valley Pet Clinic** submitted by KAREN JACKETT (Agent: Jim Mault/Snowline Construction) for a 3,687 square foot animal/veterinary clinic and boarding facility for up to 6 dogs and 8 cats. The project would also include the following: 1) An outdoor exercise area to be located at the upper east side of the property measuring 20 feet by 20 feet; and 2) A monument sign measuring approximately 32.5 square feet. The property, identified by Assessor's Parcel Number 078-180-37, consisting of 1.37 acres, is located on the north side of Pleasant Valley Road, west of the intersection with Strauss Drive, in the Pleasant Valley area, Supervisorial District 2. [Project Planner: Gina Paolini] (Categorical Exemption pursuant to Sections 15301(1)(3) and 15302 of the CEQA Guidelines)**

Staff Recommendation: Approval

- b. **S11-0014/SBA Telecommunications Tower-Bucks Bar Road** submitted by SBA TOWERS, INC. (Agent: Mark Lobaugh) to allow the construction of a wireless telecommunication facility consisting of a 100-foot tall monopine tower with 12 antennas. The property, identified by Assessor's Parcel Number 046-270-18, consisting of 20.1 acres, is located approximately 2,500 feet northeast of the intersection of Cattle Creek Lane and Bucks Bar Road, in the Pleasant Valley area, Supervisorial District 2. [Project Planner: Tom Dougherty] (Negative declaration prepared)*

Staff Recommendation: Approval

9. **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.

*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.