



## 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  
<http://www.co.el-dorado.ca.us/planning>  
Phone: (530) 621-5355  
Fax: (530) 642-0508

### **CONFIRMED AGENDA**

**Regular Meeting of the Planning Commission  
October 27, 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.**

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 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:** October 13, 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. **WILLIAMSON ACT CONTRACT/REZONE** (Public Hearing)
  - a. **WAC02-0010/Z02-0013** submitted by DIETER JURGENS and MICHELE WILMS to rezone property, identified by Assessor's Parcel Number 094-010-74, from Residential Agricultural Forty-acre (RA-40) to Exclusive Agricultural (AE) and establish an agricultural preserve on the same property. The project site consists of 70.62 acres and is located on the south side of Fairplay Road, two miles east of the intersection with Mt. Aukum Road, in the **Somerset area.** (Negative declaration prepared)\*

These applications will be considered by the **Board of Supervisors** on **November 15, 2005,** at **2:00 p.m.,** in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

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

STAFF (LM)                      **Recommendation:** Recommend approval  
**ACTION:**                              Recommended approval

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

- a. **S05-0003/Diamond Villas Senior Housing** submitted by DIAMOND SPRINGS, LLC (Agent: Ron Regan/Engineer: Keith and Associates) to allow the establishment of a senior residential care facility to be developed in two phases. Phase I will include a 37,830 square foot building consisting of 50 private and semi-private units to house 75 residents requiring a greater level of assistance. Phase II will serve as an independent living facility in a 14,677 square foot building consisting of 44 additional units comprising a mix of private and semi-private units. The property, identified by Assessor's Parcel Number 054-431-21, consists of 4.2 acres, is located on the west side of Panther Lane, one mile south of the intersection with Fowler Land and State Route 49, in the **Diamond Springs area.** (Negative Declaration prepared)\*

STAFF (LM)                      Recommendation:    Conditional approval  
**ACTION:**                              Continued to November 17, 2005

- b. **S04-0019** submitted by BERNARD LEONG to allow a mini-storage facility/commercial development on a parcel encompassing 6.11 acres (with a boundary line adjustment). The project includes 10,461 square feet of commercial office/shop space, 56,007 square feet of mini-storage space (approximately 242 storage units), and a 1,296 square foot caretaker/manager residence. The gate hours are to be 7:00 AM to 7:00 PM daily, with office hours 8:00 AM to 6:00 PM daily. There will be two employees at the site. The property, identified by Assessor's Parcel Number 078-270-171, is located on the north side of Pleasant Valley Road, 2,910 feet west of the intersection with Mt. Aukum Road, in the **Pleasant Valley area.** (Mitigated negative declaration prepared)\*

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

9. **REZONE/PLANNED DEVELOPMENT/PARCEL MAP** (Public Hearing)

- a. **Z05-0002/PD05-0003/P05-0006/Diamond Development** submitted by BRUCE WIRTANEN to rezone property from General Commercial (CG) to General Commercial-Planned Development (CG-PD). The planned development would create nine condominium units from an existing 30,240 square foot commercial structure, and the tentative parcel map would create 10 parcels ranging in size from 3,150 square feet to a 64,721 square foot common area. The property, identified by Assessor's Parcel Number 329-341-01, consists of 2.18 acres, is located on the north side of Enterprise Drive, approximately 385 feet east of the intersection with Forni Road, in the **Diamond Springs area.** (Categorically exempt pursuant to Section 15301(a) of the CEQA Guidelines)\*\*

This item was continued from the meeting of September 22, 2005.

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

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 November**

November 17, 2005; 8:30 a.m. – Regular

**ADDENDUM**

**FINDING OF CONSISTENCY** (Public Hearing)

The Commission will consider a request submitted by the Cameron Park Community Services District for a finding of consistency with the General Plan on the annual update to their Fire Department Master Plan and Capital Improvement Plan.

This item was continued from the meeting of October 13, 2005.

**ACTION:** Continued to November 17, 2005