



## EL DORADO COUNTY PLANNING SERVICES

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John Knight..... District I  
John MacCready..... District II  
Dave Machado..... District III  
Walter Mathews..... District IV  
Alan Tolhurst..... District V  
Jo Ann Brillisour..... Clerk of the Commission

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### A G E N D A

**Regular Meeting of the Planning Commission  
April 12, 2007 – 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 three 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.

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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:** March 22, 2007  
**ACTION:**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

These items will be considered during the day as time permits.

- a. **Report:** Golf courses at Serrano
- b. **Update:** Bass Lake Park

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **FINDING OF CONSISTENCY** (Public Hearing)
  - a. Request submitted by the CAMERON PARK COMMUNITY SERVICES DISTRICT/Park Impact Fee Nexus Study for a finding of consistency on the proposed capital improvements funded by District's park impact fee.

Staff: Jason Hade **Recommendation:** Find request consistent with General Plan  
**ACTION:**

- b. **GOV07-0003** submitted by EL DORADO COUNTY GENERAL SERVICES for the proposed Cameron Park Courthouse expansion. The County is proposing to construct a 1,920 square foot modular building, associated building pad, and utilities infrastructure adjacent to the existing Cameron Park Courthouse. The existing courthouse building is a branch of the Superior Court of El Dorado County, and the modular unit would be used for civil mediations that are affiliated with court-related activities and currently held at the Main Street Courthouse in Placerville.

Staff: Jason Hade **Recommendation:** Find request consistent with General Plan  
**ACTION:**

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

**Special Use Permit S06-0013/Shinn Ranch Road Gate/Finding of Consistency** submitted by THOMAS E. SHINN to allow an electronic security gate located at the entrance to Shinn Ranch Road, and a finding of consistency for the abandonment of the public roads. The property, identified by Assessor's Parcel Number 331-620-05, consisting of 12.07 acres, is located on the north side of Shinn Ranch Road, approximately 1,200 feet south of the intersection with Mother Lode Drive, in the **El Dorado area**. (Categorically exempt pursuant to Section 15303 of the CEQA Guidelines)\*\*

Staff: Aaron Mount

Recommendation: Conditional approval; find abandonment of roads consistent with General Plan

**ACTION:**

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

**Z06-0044/PD06-0003/P06-0045/Durock Business Park** submitted by DUROCK ROAD, LLC to change the zoning from Commercial (C) to Commercial-Planned Development (C-PD); planned development for a 17 unit commercial condominium within two building and one common area parcel; and tentative parcel map proposing to subdivide the property into 17 parcels ranging in size from 810 to 4,058 square feet and one common area parcel of approximately 96,067 square feet. The property, identified by Assessor's Parcel Number 109-040-68, consisting of 2.97 acres, is located on the south side of Durock Road, approximately 0.25 mile west of the intersection with South Shingle Road, in the **Shingle Springs area**. (Categorically exempt pursuant to Section 15301(a) of the CEQA Guidelines)\*\*

The **Board of Supervisors** will consider these applications on **May 22, 2007**, 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: Tom Dougherty

Recommendation: Recommend approval

**ACTION:**

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

**Tentative Subdivision Map TM05-1398/Thousand Oaks, Unit 3** submitted by HELEN L. THOMAS (Agent: Gene E. Thorne) to create three lots ranging in size from 1.138 to 4.056 acres. A design waiver request has been submitted to allow the following: 1. Irregular shaped lots and frontage for lots 2 and 3 to be less than 100 feet as shown on the tentative map; and 2. Permit the existing driveway serving proposed lots 2 and 3 to be improved to 10 feet wide with a fire safe turnout rather than 24 feet wide as required by Standard Plan 101B. The property, identified by Assessor's Parcel Number 070-300-15, consisting of 8.4 acres, is located on the south side of St. Ives Court, approximately 500

feet south of the intersection with Meder Road, in the Shingle Springs area. (Mitigated negative declaration prepared)\*

Staff: Jason Hade                      Recommendation:      Conditional approval  
**ACTION:**

**11.    GENERAL PLAN UPDATE**

**12.    ZONING ORDINANCE UPDATE**

**Winery Ordinance**

Staff: Pierre Rivas  
**ACTION:**

**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 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 April**

April 12, 2007; 8:30 a.m. – Regular  
April 26, 2007; 8:30 a.m. – Regular

**ADDENDUM**

**This item will be considered after Item 10.**

**Site Plan Review SPR07-0001** submitted by MIKE and SUE LEE for a reasonable use determination. The residential development of the property will only achieve 79 percent canopy retention instead of the required 90 percent required under Policy 7.4.4.4. The property, identified by Assessor's Parcel Number 110-631-04, consisting of 1.2 acres, is located on the west side of Shoreview Drive, 0.3 mile north of the intersection with Shoreline Circle, in the **El Dorado Hills area**. (Supervisory District I)