



## EL DORADO COUNTY PLANNING SERVICES

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

2850 Fairlane Court • Placerville, CA 95667  
<http://www.co.el-dorado.ca.us/planning>  
Phone: (530) 621-5355  
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### A G E N D A

**Regular Meeting of the Planning Commission  
April 26, 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.

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **FINDINGS OF CONSISTENCY** (Public Hearing)
  - a. **GOV07-0005** submitted by the EL DORADO COUNTY CHIEF ADMINISTRATOR'S OFFICE for a finding of consistency with the General Plan on the El Dorado County 2007 Proposed Five-year Capital Improvement Program.  
  
Staff: Jason Hade    **Recommendation:** Find request consistent  
**ACTION:**
  - b. Request submitted by the EL DORADO HILLS COMMUNITY SERVICE DISTRICT for a finding of consistency with the General Plan for their Proposed Park Impact Fee Nexus Study Update.  
  
This item was continued from the meeting of March 22, 2007.  
  
Staff: Roman Anissi    **Recommendation:** Find request consistent  
**ACTION:**



The **Board of Supervisors** will consider this application on **May 22, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane Court, 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: Aaron Mount                      Recommendation:      Recommend approval  
**ACTION:**

11. **ZONE CHANGES/PARCEL MAPS** (Public Hearing)

- a. **Z06-0017/P06-0017** submitted by CHAMY LEE to rezone property from Estate Residential Ten-acre (RE-10) to Single-family Three-acre Residential (R3A), and tentative parcel map proposing to create three parcels ranging in size from three to four acres. The property, identified by Assessor's Parcel Number 110-020-08, consisting of 10.4 acres, is located on the east side of Lake Hills Drive, southeast of the intersection with Lake Hills Court, in the **El Dorado Hills area**. (Supervisory District I) (Negative declaration prepared)\*

The **Board of Supervisors** will consider this application on **June 5, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane Court, 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: Jonathan Fong                      Recommendation:      Recommend approval  
**ACTION:**

- b. **Z06-0026/P06-0023** submitted by HAROLD and JACKIE PALMER/JARED SWARBRICK (Agent: Patterson Development) to rezone property from Estate Residential Five-acre (RE-5) to Single-family Two-acre Residential (R2A), and tentative parcel map proposing to create two lots ranging in size from 2.42 to 2.58 acres. A design waiver has been requested to reduce the road width from 24 to 20 feet per Standard 101C. The property, identified by Assessor's Parcel Number 092-060-64, consisting of 5.0 acres, is located on the east side of Sierra Oaks Drive, 385 feet north of the intersection with China Hill Road, in the **Diamond Springs/El Dorado area**. (Supervisory District II) (Negative declaration prepared)\*

The **Board of Supervisors** will consider this application on **June 5, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane Court, 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: Roman Anissi                      Recommendation:      Recommend approval  
**ACTION:**

12. **ZONE CHANGE/PLANNED DEVELOPMENT/DESIGN REVIEW**  
(Public Hearing)

**Z06-0042/PD06-0027/DR90-0031R** submitted by RAUSCHEBACH MARVELLI BECKER to rezone property from Commercial (C) to Commercial-Planned Development; planned development evaluating the project impacts associated floor-area ratio exceeding the 0.25 maximum allowed under General Plan Policy 2.2.1.5; and revision to an approved design review for the expansion of the existing Belair Market from 50,345 square feet to 60,122 square feet, with minor modifications to the building exterior. The property, identified by Assessor's Parcel Number 083-456-10, consisting of 4.14 acres, is located within the Goldorado Shopping Center, south of Palmer Drive, east of Cameron Park Drive and north of U.S. Highway 50, in the **Cameron Park area.** (Supervisory District IV) (Negative declaration prepared)\*

The **Board of Supervisors** will consider this application on **June 12, 2007**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane Court, 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: Mel Pabalinas                      Recommendation:      Recommend approval  
**ACTION:**

**1:30 P.M.**

13. **GENERAL PLAN UPDATE**

**Oak Woodland Management Plan:** Project update including discussion on the following items: Key mapping assumptions; fee assumptions; preliminary mapping/fee outcomes; and General Plan Policy implications.

Staff: Steven Hust  
**ACTION:**

14. **ZONING ORDINANCE UPDATE**

15. **DEPARTMENT OF TRANSPORTATION**

16. **COUNTY COUNSEL'S REPORTS**

17. **DIRECTOR'S REPORTS**

**18. 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 and/or Board of Supervisors. 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 and/or Board 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 May**

May 10, 2007; 8:30 a.m. – Regular  
May 24, 2007; 8:30 a.m. – Regular