



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

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A G E N D A

**Regular Meeting of the Planning Commission
August 9, 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.

**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:** July 26, 2007
ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

CONSENT CALENDAR/APPLICATIONS

FINDINGS OF CONSISTENCY (Public Hearing)

1. **Capital Improvement Plan:** Annual update for Garden Valley Fire Protection District
STAFF (Fire District) **Recommendation:** Approval
ACTION:
2. **Capital Improvement Plan:** Annual update for Lake Valley Fire Protection District
STAFF (Fire District) **Recommendation:** Approval
ACTION:
3. **Capital Improvement Plan:** Annual update for Latrobe Fire Protection District
STAFF (Fire District) **Recommendation:** Approval
ACTION:
4. **Capital Improvement Plan:** Annual update for Mosquito Fire Protection District
STAFF (Fire District) **Recommendation:** Approval
ACTION:

5. **Capital Improvement Plan:** Annual update for Rescue Fire Protection District

STAFF (Fire District) Recommendation: Approval

ACTION:

6. **SPR07-0019** submitted by AARON and LESLIE LUNGREN for a finding of consistency with General Plan Policy 7.4.2.9 for the residential development of property located within an Important Biological Corridor (IBC) Overlay General Plan land use designation, in accordance with the Interim Interpretive Guidelines for Policy 7.4.4.4 (Option A). The property, identified by Assessor's Parcel Number 102-060-35, consisting of 10.0 acres, is located on the south side of Old Neumann Road, approximately 0.5 miles north of the intersection with Green Valley Road, in the **Rescue area**, Supervisorial District IV.

STAFF (Larry Appel) Recommendation: Approval

ACTION:

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **PLANNED DEVELOPMENTS** (Public Hearing)

- a. **PD05-0008/Cunningham Duplexes** submitted by Michael Cunningham (Agent: JMR Architecture) for a planned development to allow the construction of a six-unit multifamily residential development consisting of three duplex structures. A design waiver has been requested to reduce the sidewalk width pursuant to Standard Plan 101B along Country Club Drive from six to four feet. The property, identified by Assessor's Parcel Number 082-401-06, consisting of 0.59 acre, is located on the south side of Country Club Drive, at the southeast corner of Knollwood Drive, in the **Cameron Park area**, Supervisorial District I. (Mitigated negative declaration prepared)*

Staff: Tim Chamberlain Recommendation: Conditional approval

ACTION:

- b. **PD05-0009/Cunningham Duplexes** submitted by MICHAEL CUNNINGHAM (Agent: JMR Architecture) for a planned development to allow the construction of a six-unit multifamily residential development consisting of three duplex structures. A design waiver has been requested to reduce the sidewalk width pursuant to Standard Plan 101B along Country Club Drive from six to four feet. The property, identified by Assessor's Parcel Number 082-401-06, consisting of 0.49 acre, is located on the south side of Country Club Drive, approximately 170 feet east of Knollwood Drive, in the **Cameron Park area**, Supervisorial District I. (Mitigated negative declaration prepared)*

Staff: Tim Chamberlain Recommendation: Conditional approval
ACTION:

8. **APPEAL** (Public Hearing)

Temporary Use Permit TUP07-0011: Request submitted by STEPHAN C. VOLKER, representing Voices for Rural Living/Chrysan M. Dosh, appealing approval of a temporary use permit which would allow a temporary construction yard for the Shingle Springs Rancheria-U.S. Highway 50 Interchange construction and is limited to two portable offices and associated parking. The property, identified by Assessor's Parcel Number 319-220-18, is zoned Estate Residential Five-acre (RE-5), consists of 34.63 acres, and is located on the west side of Shingle Springs Drive, at the intersection of U.S. Highway 50 and Shingle Springs Drive in the **Shingle Springs area**, Supervisorial District IV.

Staff: Jonathan Fong Recommendation: Denial
ACTION:

9. **CONCEPTUAL REVIEW** (Public Hearing)

PA06-0051/Indian Creek Ranch submitted by ECHO LANE INVESTORS, LLC (Engineer: Carlton Engineering, Inc.). A future project at the site may consist of a subdivision with lots ranging in size from 1.0 to 2.3 acres on 185.6 acres. The properties, identified by Assessor's Parcel Numbers 327-030-01, 327-050-02, 327-060-01 and -03, 327-070-02, and 327-080-04, are located on the north side of Echo Lane and U.S. Highway 50, approximately 1,200 feet west of the intersection with El Dorado, in the **Placerville Periphery area**, Supervisorial District III.

Staff: Jason Hade Recommendation: No action required
ACTION:

10. **GENERAL PLAN UPDATE**

11. **ZONING ORDINANCE UPDATE**

12. **DEPARTMENT OF TRANSPORTATION**

13. **COUNTY COUNSEL'S REPORTS**

14. **DIRECTOR'S REPORTS**

15. **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.

Meetings for the Month of August

August 9, 2007; 8:30 a.m. – Regular
August 23, 2007; 8:30 a.m. – Regular