



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
September 13, 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:** August 23, 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. **PLANNED DEVELOPMENT/TENTATIVE PARCEL MAP/DESIGN WAIVER**
((Public Hearing))

PD06-0026/P87-0118R submitted by INTERRA-VISION DEVELOPMENT, LLC (Engineer: Tait & Associates, Inc.) to allow the construction and operation of a 14,820 square foot commercial retail/pharmacy (Walgreens) and a 3,300 square foot retail building. The tentative parcel map revision will merge Assessor's Parcel Numbers 083-453-06, -07, -15, and -16, resulting in one commercial lot. A design waiver request has also been submitted to allow the reduction of the standard sidewalk width of eight feet to five feet along the project frontage (Cameron Park Drive). The properties, identified by Assessor's Parcel Numbers 083-453-06, -07, -08, -15, and -16, consisting of 2.76 acres, are located on the north side of Cameron Park Drive, west of the intersection of Palmer Drive, in the **Cameron Park area**, Supervisorial District IV. (Mitigated negative declaration prepared)*

Staff: Audrey Anderson

Recommendation: Conditional approval

ACTION:

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

Z06-0034/PD06-0022/Tentative Parcel Map P06-0017 submitted by EL DORADO HILLS PROFESSIONAL CENTER, LLC to rezone property from Research and Development (R&D) to Research and Development-Planned Development (R&D-PD). A commercial parcel map would create six parcels ranging in size from 0.29 to 0.43 acres. Each parcel would have a new 3,000 or 3,500 square foot office building with a proposed use of general or medical office. The property, identified by Assessor's Parcel Number 117-060-24, consisting of 2.0 acres, is located on the north side of Suncastr Lane and the west side of Golden Foothills Parkway, half a mile west of Latrobe Road, in the **El Dorado Hills area**, Supervisorial District II. (Negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **October 16, 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: Tim Chamberlain **Recommendation:** Recommend conditional approval
ACTION:

9. **SUBDIVISION MAP CORRECTION** (Public Hearing)

TM90-1202C2/Rancho Del Sol submitted by RICHARD and CHORAL ENGSTROM to abandon the 100-foot Non-Building Easement for Drainage Course Nos. 17 and 18 within Lot 416 only and replace it with a 15-foot wide drainage easement. The property, identified by Assessor's Parcel Number 077-820-07, consisting of three acres, is located on the west side of Puerta del Sol, approximately 1.5 miles west of the intersection with Snows Road, in the **Camino area**, Supervisorial District II. (Statutorily exempt pursuant to Section 15268 (b) (3) of the CEQA Guidelines)**

Staff: Tom Dougherty **Recommendation:** Recommend conditional approval
ACTION:

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

TM07-1436/Candelight Village Mobile Home Park submitted by CANDLELIGHT VILLAGE, INC./John Emigh (Engineer: Rancho Engineering) for a fee title conversion of the previously approved 92 mobile home park spaces to resident ownership. The property, identified by Assessor's Parcel Number 046-061-24, consisting of 44.43 acres, is located on the northwest side of Mount Aukum Road, approximately one mile west of Fairplay Road, in the **Somerset/Fairplay area**, Supervisorial District II. (Statutorily exempt pursuant to Section 15282(e) of the CEQA Guidelines)**

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

11. **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.

This item was continued from the meeting of August 9, 2007.

Staff: Jonathan Fong Recommendation: Denial
ACTION:

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

PA07-0016/Wild Chaparral Khoram: Pre-application submitted for review and comment. The project proposes commercial, residential, and open space components on an existing 5.0 and 6.9 acre lot that fronts and is highly visible to US Highway 50. The properties, identified by Assessor's Parcel Numbers 070-280-59 and -60, are located on the north side of Wild Chaparral Drive, one quarter mile west of the intersection with Ponderosa Road, in the **Shingle Springs area**, Supervisorial District IV. Applicant: REAL RETURNS, LLC. Engineer: Carlton Engineering, Inc.

Staff: Roman Anissi Recommendation: No action required
ACTION:

13. **GENERAL PLAN UPDATE**

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. 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 September

September 13, 2007; 8:30 a.m. – Regular

September 27, 2007; 8:30 a.m. – Regular

ADDENDUM

These applications will be considered after item 12.

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)*

This item was continued from the meeting of August 23, 2007.

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 082-401-05, 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)*

This item was continued from the meeting of August 23, 2007.

Staff: Tim Chamberlain Recommendation: Conditional approval
ACTION: