



# EL DORADO COUNTY PLANNING COMMISSION

Building C Hearing Room  
2850 Fairlane Court, Placerville, CA 95667  
<http://www.co.el-dorado.ca.us/planning>  
Phone: (530) 621-5355 Fax: (530) 642-0508

Walter Mathews, Chair, District IV  
Alan Tolhurst, First Vice-Chair, District V  
Lou Rain, Second Vice-Chair, District I  
Dave Pratt, District II  
Tom Heflin, District III

Char Tim ..... Clerk of the Commission

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## CONFORMED AGENDA

### **Regular Meeting April 9, 2009 – 8:30 A.M.**

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 26, 2009  
**ACTION: APPROVED (5-0)**
  - b. **GOV09-0005** submitted by EL DORADO UNION HIGH SCHOOL DISTRICT for Finding of General Plan Consistency pursuant to Government Code Section 65401 for proposed impact fee program to be approved by the District's Board of Trustees at its April 14, 2009, meeting. The fee program identifies school development needs and the nexus study to fund such development.  
  
Staff: Aaron Mount                      **Recommendation:** Find request consistent with General Plan  
  
**ACTION: APPROVED (5-0)**

**END OF CONSENT CALENDAR**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**  
**(Development Services, Transportation, County Counsel)**  
  
These items will be considered during the day as time permits.
6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM/PUBLIC COMMENT**

7. **GENERAL PLAN AMENDMENT/REZONE**  
  
**A08-0016/Z08-0040/El Dorado Mirage Plaza** submitted by EL MIRAGE GROUP (Agent: Carlton Engineering, Inc.) for General Plan amendment changing land use designation from Medium Density Residential (MDR) to Commercial (C); and rezone from Single-Family Three-Acre Residential District (R3A) to Commercial-Planned Development (C-PD). The property, identified by Assessor's Parcel Number 327-150-03,

consisting of 10 acres, is located on the south side of Runnymede Drive, approximately 0.1 miles east of the intersection with El Dorado Road, in the Placerville area, Supervisorial District III. (Negative declaration prepared)\*

Staff: Jason Hade

Recommendation: Recommend approval

**ACTION: APPROVED (5-0)**

**8. WORKSHOP**

**Proposed El Dorado-Diamond Springs Traffic Circulation Plan.** Discussion on a proposed traffic circulation plan for the El Dorado-Diamond Springs area. The discussion will focus on the area bound by Pleasant Valley Road/State Route 49 on the north, Fowler Lane on the east, State Route 49 on the west, and Truscott Lane to Solstice Circle on the south.

**9. ADJOURNMENT**

Respectfully submitted,  
ROGER P. TROUT, Director  
Development Services

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.