



# COUNTY OF EL DORADO PLANNING COMMISSION

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

Dave Pratt, Chair, District 2  
Walter Mathews, First Vice-Chair, District 4  
Alan Tolhurst, Second Vice-Chair, District 5  
Lou Rain, District 1  
Tom Heflin, District 3

Char Tim ..... Clerk of the Planning Commission

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## CONFORMED AGENDA

### **Regular Meeting February 9, 2012 – 8:30 A.M.**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chair 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 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m. Comments are limited to 3 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, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services 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 PLANNING SERVICES**

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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:** January 26, 2012

Staff Recommendation: Approve Meeting Minutes as presented  
**ACTION: APPROVED (3-0; Rain, Tolhurst-absent)**

**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**

**RECESS TO CLOSED SESSION**

**9:00 A.M. – TIME ALLOCATION**

7. **PUBLIC FORUM/PUBLIC COMMENT**
8. **REZONE**

**Z04-0016/Village P** submitted by EDH 52 PARTNERS to rezone the northern 51.45-acre portion of subject property from One-Family Residential (R1) to Commercial-Planned Development (C-PD). The property, identified by Assessor's Parcel Number 122-720-09, consisting of 57.78 acres, is located at the northeast corner area of Tong Road and Silva Valley Parkway, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Mel Pabalinas] (Negative declaration prepared)\*

Staff Recommendation: Recommend approval to the Board of Supervisors  
**ACTION: RECOMMENDED APPROVAL (4-0; Rain-absent)**

9. **GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP**

**A08-0015/Z08-0039/PD08-0025/TM08-1485/Tilden Park** submitted by REAL RETURNS LLC for the following: 1. General Plan Amendment to change the land use designation from Medium Density Residential (MDR) to High Density Residential (HDR) and Commercial (C); 2. Rezone from One-Acre Residential (R1A) to One-Family Residential-Planned Development (R1-PD), Commercial-Planned Development (C-PD), and Open Space-Planned Development (OS-PD); 3. Planned Development with the intention to allow clustering of lots and allow building within setbacks required for One-Family Residential (R1); 4. Tentative Map and phasing plan to create 14 single family residential lots, ranging in size from 5,151 to 9,590 square feet (total of 2.97 acres), two commercial lots, which would be 3.28 acres and 4.94 acres in size, and two open space lots totaling 35,506 square feet (0.82 acre); and 5. Design Waivers have been requested for the following: (a) The roadway width for Crosswood Drive along the project frontage be reduced from 28 feet to 18 feet from edge of pavement to edge of pavement with type 2 vertical curb, gutter and sidewalk on the project side only; (b) The roadway width for Crosswood Drive offsite from the project to Wild Chaparral Drive be reduced from 28 feet to 18 feet from edge of pavement to edge of pavement with one-foot shoulders; and (c) Frontage improvements, including curb, gutter and sidewalk, along Crosswood Drive be eliminated. The property, identified by Assessor's Parcel Numbers 070-280-59 and 070-280-60, consisting of 12.01 acres, is located approximately 500 feet from the northwest corner of the intersection of Crosswood Drive and Wild Chaparral Drive, in the Shingle Springs area, Supervisorial District 4. *[Project Planner: Shawna Purvines]* (Mitigated negative declaration prepared)\* *[continued from 10/27/11 & 12/08/11 meetings]*

Staff Recommendation: Recommend approval to the Board of Supervisors

**ACTION: CONTINUED OFF-CALENDAR (4-0; Rain-absent)**

10. **SPECIAL USE PERMIT**

- a. Appeals submitted by DYANA ANDERLY and DON RICKETTS of the claim made by the applicant that the permit was "deemed approved" on December 30, 2011 due to the alleged failure of the County to meet statutory time limits pursuant to the California Permit Streamlining Act (Government Code Section 65920 et. seq.) of **Special Use Permit S11-0004/Sunset Lane Off-Premise Advertising Sign AND** to consider said Special Use Permit submitted by JOHN DAVID PEREIRA to construct a lighted 14 ft. by 48 ft. (672 sq. ft.) off-premises advertising sign on property identified by Assessor's Parcel Number 090-430-09, consisting of 1.22 acres, and is located on the north side of Sunset Lane, approximately 600 feet east of the intersection with Mother Lode Drive along the south side of U.S. Highway 50, in the Shingle Springs area, Supervisorial District 4. *[Project Planner: Aaron Mount]* (Negative Declaration prepared)\*

**ACTION: CONCEPTUALLY UPHELD APPEAL AND DENIED S11-0004 AND NEGATIVE DECLARATION (4-0; Rain-absent) [Returning on 2/23/12 with Findings for Denial]**

- b. Appeals submitted by DYANA ANDERLY and GARY & KILEEN WARDLAW of the claim made by the applicant that the permit was “deemed approved” on December 30, 2011 due to the alleged failure of the County to meet statutory time limits pursuant to the California Permit Streamlining Act (Government Code Section 65920 et. seq.) of **Special Use Permit S11-0005/Mother Lode Drive Off-Premise Advertising Sign AND** to consider said Special Use Permit submitted by JOHN DAVID PEREIRA to construct a lighted 14 ft. by 48 ft. (672 sq. ft.) off-premises advertising sign on property identified by Assessor’s Parcel Number 090-430-15, consisting of 0.46 acre, and is located on the north side of Mother Lode Drive, approximately 1,000 feet east of the intersection with South Shingle Road along the south side of U.S. Highway 50, in the Shingle Springs area, Supervisorial District 4. [*Project Planner: Aaron Mount*] (Negative Declaration prepared)\*  
**ACTION: CONCEPTUALLY UPHELD APPEAL AND DENIED S11-0005 AND NEGATIVE DECLARATION (4-0; Rain-absent) [Returning on 2/23/12 with Findings for Denial]**

- c. Appeal submitted by DYANA ANDERLY of the claim made by the applicant that the permit was “deemed approved” on December 30, 2011 due to the alleged failure of the County to meet statutory time limits pursuant to the California Permit Streamlining Act (Government Code Section 65920 et. seq.) of **Special Use Permit S11-0006/Coach Lane Off-Premise Advertising Sign AND** to consider said Special Use Permit submitted by JOHN DAVID PEREIRA to construct a lighted 14 ft. by 48 ft. (672 sq. ft.) off-premises advertising sign on property identified by Assessor’s Parcel Number 109-211-03, consisting of 0.87 acre, and is located on the north side of Coach Lane, approximately 400 feet east of the intersection with Cameron Park Drive along the south side of U.S. Highway 50, in the Cameron Park area, Supervisorial District 2. [*Project Planner: Aaron Mount*] (Negative Declaration prepared)\*  
**ACTION: CONTINUED S11-0006 TO FEBRUARY 23, 2012 HEARING (3-0; Rain, Tolhurst-absent)**

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### CLOSED SESSION

11. Conference with Legal Counsel – **Significant Exposure to Litigation** pursuant to Government Code Section 54956.9(b): Title: Special Use Permits S11-0004, S11-0005, and S11-0006 (Off-Premise Advertising Signs in the Cameron Park/Shingle Springs area). Number of potential cases: (3).

**12. ADJOURNMENT**

Respectfully submitted,

ROGER TROUT, 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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated 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.