



## EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I  
John MacCready..... District II  
Dave Machado..... District III  
Chris Chaloupka ..... District IV  
Alan Tolhurst..... District V  
Jo Ann Brillisour..... Clerk of the Commission

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### **CONFIRMED AGENDA**

#### **Regular Meeting of the Planning Commission November 17, 2005, 2005 – 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 five 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:** October 27, 2005  
**ACTION:** Approved

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. Request submitted by the Cameron Park Community Services District for a finding of consistency with the General Plan on the annual update to their Fire Department Master Plan and Capital Improvement Plan.  
  
STAFF (FD) **Recommendation:** Find request consistent with General Plan  
**ACTION:** Request found consistent with General Plan
  - b. Request submitted by STARGAZER RANCH, LLC/Jeremy Wagner, and Wesley and Suzanne Hagstrom for a finding of consistency on the abandonment of the old Mt. Aukum Road Bridge, and the County road and public utility access easement located on privately owned property identified by Assessor's Parcel Numbers 093-032-24 and -34. The subject easement and old bridge over the Middle Fork of the Cosumnes River are located on the east side of Mt. Aukum Road, approximately one-half mile north of the intersection with Fairplay Road, in the **Mt. Aukum area.** (Exempt pursuant to section 15060 of the CEQA Guidelines)\*

This item was continued from the meeting of October 13, 2005.

STAFF (JH) **Recommendation:** See staff report  
**ACTION:** Motion to find request consistent failed 3-2

8. **REZONES** (Public Hearing)

- a. **Z05-0001/Golden Center** submitted by MURRAY & DOWNS AIA-ARCHITECTS, INC. (Agent: Mykel Davis) to rezone property from Limited Multifamily Residential-Planned Development (R2-PD) to Commercial-Planned Development (C-PD). The site, identified by Assessor's Parcel Number 327-212-10, consists of 1.71 acres, is located on the east side of Golden Center Drive, approximately 250 feet north of the intersection with Missouri Flat Road, in the **Diamond Springs/El Dorado area**. (Mitigated negative declaration prepared)\*

This project will be considered by the **Board of Supervisors** on **December 13, 2005**, 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 (JH)                      Recommendation:    Recommend approval  
ACTION:                              Recommended approval

9. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S05-0012** submitted by TIFFANY and ANDREW BLAKEMAN for a commercial kennel permit which would allow a Commercial Animal Establishment for the specific intent of rescue and adoption of domesticated dogs. A maximum of 20 dogs and 5 cats would be housed within the kennel and residence on the subject parcel. The property, identified by Assessor's Parcel Number 085-010-10, consists of 40 acres, is located on the east side of Mosquito Road, approximately one mile northeast of the intersection with Lupin Lane, in the **Swansboro area**. (Categorically exempt pursuant to section 15303 of the CEQA Guidelines)\*

STAFF (AM)                      Recommendation:    Conditional approval  
ACTION:                              Conditionally approved

- b. **S05-0003/Diamond Villas Senior Housing** submitted by DIAMOND SPRINGS, LLC (Agent: Ron Regan/Engineer: Keith and Associates) to allow the establishment of a senior residential care facility to be developed in two phases. Phase I will include a 37,830 square foot building consisting of 50 private and semi-private units to house 75 residents requiring a greater level of assistance. Phase II will serve as an independent living facility in a 14,677 square foot building consisting of 44 additional units comprising a mix of private and semi-private units. The property, identified by Assessor's Parcel Number 054-431-21, consists of 4.2 acres, is located on the west side of Panther Lane, one mile south

of the intersection with Fowler Land and State Route 49, in the **Diamond Springs area.** (Negative Declaration prepared)\*

This item was continued from the meeting of October 27, 2005.

STAFF (LM)                      Recommendation:      Conditional approval  
**ACTION:**                      Conditionally approved

**10.    DEPARTMENT OF TRANSPORTATION**

**11.    COUNTY COUNSEL'S REPORTS**

**12.    DIRECTOR'S REPORTS**

**13.    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 December**

December 8, 2005; 8:30 a.m. – Regular

December 22, 2005; 8:30 a.m. – Regular – **Cancelled due to holiday**