



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

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

A G E N D A

**Regular Meeting of the Planning Commission
March 9, 2006 – 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.

**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:** January 23, 2006
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. **RIVER USE PERMITS**

- a. Scott Cleland, Melanie Cleland, and Curtis Gray, dba River and Rock Adventures, LLC (RUP #72) requesting the transfer of permit to Chris Ashton and Robert McGahey.
- b. Roger Mogford, owner of River Mountain Action (RUP #22) and River Mountain Broncos (RUP #71) requesting transfer of permits to Nate Rangel, owner of Adventure Connection (RUP #50).
- c. Nate Rangel requesting consolidation of River Use Permits #50, #22, and #71 into a single River Use Permit #50.
- d. Nate Rangel, owner of Adventure Connection (RUP #50) requesting transfer of a portion of River Use Permit #50 to W.E.T. River Trips(RUP #8).
- e. Nate Rangel, owner of Adventure Connection (RUP #50) requesting transfer of a portion of River Use Permit #50 to White Water Excitement (RUP #23).

STAFF (Dan Bolster) **Recommendation:** Approval
ACTION:

8. **DESIGN REVIEWS** (Public Hearing)

- a. **DR01-0014R/Cameron Park East Shopping Center** submitted by SYCAMORE CAMERON PARK, LLC (Agent: Mark Engstrom) replacing two previously approved fast food restaurants with a single 10,400 square foot specialty retail building. The properties, identified by Assessor's Parcel Numbers 109-201-09, -10, -11, -12, -14, -15, and -16, consist of 2.3 acres, are located on the north side of Coach Lane, approximately 1,500 feet west of the intersection with Cameron Park Drive, in the **Cameron Park area**. (Negative declaration prepared)*

STAFF (Aaron Mount) Recommendation: Conditional approval
ACTION:

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

- a. **PD959-0001R2/Cool Village Shopping Center** submitted by DON ZEBRAK-CORMAN COMMUNITIES, INC. to allow the construction of a 5,600 square-foot retail building on Parcel 2, and a 4,440 square-foot office building on Parcel 5. The properties, identified by Assessor's Parcel Numbers 071-480-02 (Parcel 2) and 071-480-05 (Parcel 5), consist of 0.812 and 0.733 acres respectively, are located on the southeast corner of the intersection of State Route 193 and State Route 49, in the **Cool area**. (Environmental Impact Report previously adopted)

STAFF (Tom Dougherty) Recommendation: Conditional approval
ACTION:

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

- a. **S03-0035R** - Adoption of findings for the deletion of Condition 18 (requirement for the construction of a sidewalk on Windfield Way) which was approved by the Commission on February 9, 2006. The properties, identified by Assessor's Parcel Numbers 108-040-49 and 108-500-03, consisting of 11.315 and 6.64 acres respectively, are located on the south side of White Rock Road, approximately one mile west of the intersection with Latrobe Road, in the **El Dorado Hills area**. Applicant: ROLLING HILLS CHRISTIAN CHURCH (Agent: Pete Bernardoni).

STAFF (Lillian MacLeod) Recommendation: Approval
ACTION:

11. INTERPRETATION

- a. General Plan Policy HO-3g: Discussion of Policy HO-3g and adoption of Resolution of Intention modifying Policy HO-3g limiting conversions of rental housing to condominiums and to further conserve the County's stock of affordable housing.

STAFF (Peter Maurer) Recommendation: Adopt Resolution of Intention
ACTION:

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.

**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 March

March 9, 2006; 8:30 a.m. – Regular
March 23, 2006; 8:30 a.m. – Regular