



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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A G E N D A

**Regular Meeting of the Planning Commission
May 25, 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:** April 27, 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. TROY TANGA, owner of Whitewater Connection, Inc., requesting transfer of River Use Permit #13 (with Component Permit 44 and 47) and River use Permit #25 to DON KOOLMES, owner of Koolriver Adventure Tours, Inc.

STAFF (Dan Bolster) **Recommendation:** Approve and grant new outfitter a one-year provisional permit.
ACTION:
8. **FINDINGS OF CONSISTENCY** (Public Hearing)
 - a. Request submitted by the RESCUE FIRE PROTECTION DISTRICT for a finding of consistency with the General Plan on the annual update to their Capital Improvement Plan.

STAFF (Fire District) **Recommendation:** Find request consistent
ACTION:

- b. **General Vacation GV2005-01** proposes to abandon an approximate 550-foot portion of Sunset Lane located on the north side of Mother Lode Drive, approximately three-quarters of a mile east of the intersection with South Shingle Road, in the **Shingle Springs area**. Applicants: NORM BROWN, N.C. BROWN DEVELOPMENT. Engineer: Kevin Heeney/Cooper, Thorne & Associates.

STAFF (Jonathan Fong) Recommendation: Find request consistent with the General Plan

ACTION:

9. **DESIGN REVIEW** (Public Hearing)

- a. **DR05-0005/Diamond Springs Retail Center** submitted by LEONARD GRADO (Engineer: Patterson Development) for a design review for the construction of an 8,628 square foot retail center with a 12-pump fueling station to include the following uses: 5,628 square foot retail shop; 1,200 square foot fast food restaurant space within the retail shop; 3,000 square foot convenience market; drive through automated car wash; and fueling station canopy. The properties, identified by Assessor's Parcel Numbers 054-342-24, -25, -26, and -27, consist of 6.11 acres, are located on the north side of Pleasant Valley Road, east of the intersection with State Route 49, in the **Diamond Springs area**. (Mitigated negative declaration prepared)*

STAFF (Jason Hade) Recommendation: Conditional approval

ACTION:

10. **WORKSHOP**

- a. **Zoning Ordinance:** The purpose of the workshop is to facilitate a discussion between staff and the Planning Commission regarding the status of the County's Comprehensive Zoning Ordinance update that took place following the adoption of the 1996 General Plan by the County, both the zoning ordinance text and zoning maps.

STAFF (Pierre Rivas) Recommendation: No action necessary

ACTION:

11. **ENVIRONMENTAL IMPACT REPORT** (Public Hearing)

- a. **Notice of Preparation:** Public hearing to receive comments pertaining to the scope and content of the environmental information that will be included in the environmental impact report for a General Plan amendment to increase floor area ratios applicable to Commercial, Industrial, and Research and Development land use designations, permanently exempt Agricultural Lands from said ratios, potentially eliminate or modify the employment cap which affects the El Dorado

Hills Business Park, and add a new Mixed Use Development land use designation.

STAFF (Steven Hust)

Recommendation: Receive input and provide any necessary direction to staff concerning the content of the EIR and/or alternatives.

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.

Meetings for the Month of June

June 8, 2006; 8:30 a.m. – Regular

June 22, 2006; 8:30 a.m. – Regular