

FROM THE MINUTES OF MAY 22, 2008

10. REZONE/PLANNED DEVELOPMENT/PARCEL MAP (Public Hearing)

Z07-0044/PD07-0030/P07-0010 submitted by GINNEY-CAMPOY, LLC (Agent: Gene E. Thorne & Associates, Inc.) to rezone property from General Commercial (CG) to General Commercial-Planned Development (CG-PD); development plan to allow the continued use of the property as residential; and tentative parcel map creating four parcels ranging in size from 6,000 to 11,050 square feet, with design waivers to allow a reduction of road improvements from Standard Plan 101A to Standard Plan 101B (18 foot roadway from curb face to curb face in lieu of a 24-foot wide roadway) and to eliminate sidewalks as required under Standard Plan 101B. The property, identified by Assessor's Parcel Number 090-040-39, consisting of 0.66 acre, is located on the north side of Mother Lode Drive, one-quarter mile east of the intersection with French Creek Road, in the **Shingle Springs area**, Supervisorial District IV. (Negative declaration prepared)

This item was taken prior to Item 9. Michael Baron recommended approval to the Board of Supervisors adding conditions pertaining to the County Surveyor's Office. He referred to a letter from Jerry Ledbetter, Chair for the El Dorado County Trail Advisory Committee. Gene Thorne does not see how their project would affect the trail.

Commissioner Machado asked how the properties behind the subject property access their parcels. Mr. Thorne explained. Norm Brown, owner of the property to the north, explained the access to the parcels in this immediate area.

Mr. Thorne said Condition 38 states 70 feet. The map shows 56 feet. The fire district requires 60 feet, and they told the fire district they would meet their requirements. The Commission modified the condition.

Ray Nutting went to the project site. It is incredible what the applicant has done to these homes. It is amazing what transformation has occurred with these historical homes.

There was no further input.

MOTION: COMMISSIONER MATHEWS, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION: 1. ADOPT THE NEGATIVE DECLARATION, AS PREPARED; 2. APPROVE Z07-0044/PD07-0030, ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN AND REZONING ASSESSOR'S PARCEL NUMBER 090-040-39 FROM GENERAL COMMERCIAL (CG) TO GENERAL COMMERCIAL-PLANNED DEVELOPMENT, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED; AND 3. APPROVE P07-0010, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.