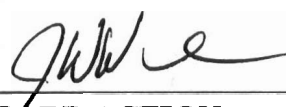


**EL DORADO COUNTY BOARD OF SUPERVISORS**  
**AGENDA ITEM TRANSMITTAL**  
**Meeting of September 12, 2006**

<b>AGENDA TITLE:</b> General Vacation #2005-01; General Vacation, a portion of Sunset Lane; N.C. Brown Development		
<b>DEPARTMENT:</b> Transportation	<b>DEPT SIGNOFF:</b>	<b>CAO USE ONLY:</b>
<b>CONTACT:</b> Deborah Gruber		
<b>DATE:</b> 8/5/06 <b>PHONE:</b> XT 6519		
<b>DEPARTMENT SUMMARY AND REQUESTED BOARD ACTION:</b> The Department of Transportation recommends the Board of Supervisors: <ol style="list-style-type: none"> <li>1. Conduct a public hearing to receive testimony on the proposed general vacation; and</li> <li>2. If, at the conclusion of the public hearing, the Board of Supervisors elects to vacate the roadways, adopt the resolution and authorize the Chairman to execute the Resolution of Vacation and corresponding Quitclaim Deeds.</li> </ol>		
<b>CAO RECOMMENDATIONS:</b>		
Financial impact? ( ) Yes (X) No		Funding Source: ( ) Gen Fund ( ) Other
<b>BUDGET SUMMARY:</b>		Other:
Total Est. Cost _____		<b>CAO Office Use Only:</b>
<b>Funding</b>		4/5's Vote Required ( ) Yes ( ) No
Budgeted _____		Change in Policy ( ) Yes ( ) No
New Funding _____		New Personnel ( ) Yes ( ) No
Savings _____		<b>CONCURRENCES:</b>
Other _____		Risk Management _____
Total Funding _____		County Counsel _____
<b>Change in Net County Cost</b> _____		Other _____
<b>*Explain</b>		
<b>BOARD ACTIONS:</b>		
<b>Vote: Unanimous</b> _____ <b>Or</b>  <b>Ayes:</b>  <b>Noes:</b>  <b>Abstentions:</b>  <b>Absent:</b>  Rev. 04/05	<b>I hereby certify that this is a true and correct copy of an action taken and entered into the minutes of the Board of Supervisors</b>  <b>Date:</b> _____  <b>Attest: Cindy Keck, Board of Supervisors Clerk</b>  <b>By:</b> _____	

# COUNTY OF EL DORADO

# DEPARTMENT OF TRANSPORTATION



**MAINTENANCE DIVISION:**  
2441 Headington Road  
Placerville CA 95667  
Phone: (530) 642-4909  
Fax: (530) 642-9238

**RICHARD W. SHEPARD, P.E.**  
Director of Transportation

**Internet Web Site:**  
<http://co.el-dorado.ca.us/dot>

**MAIN OFFICE:**  
2850 Fairlane Court  
Placerville CA 95667  
Phone: (530) 621-5900  
Fax: (530) 626-0387



September 5, 2006

Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

Dear Members of the Board:

**Title: General Vacation #2005-01;  
General Vacation, a portion of Sunset Lane;  
N.C. Brown Development**

**Meeting Date: September 12, 2006 \ District IV**

## **Recommendations:**

The Department of Transportation recommends the Board of Supervisors:

1. Conduct a public hearing to receive testimony on the proposed general vacation; and
2. If, at the conclusion of the public hearing, the Board of Supervisors elects to vacate the roadway, as described in Exhibit "A" and depicted in Exhibit "B", adopt the resolution and authorize the Chairman to execute the Resolution of Vacation and Quitclaim Deeds.

## **Reason for Recommendations:**

The Department of Transportation has received an application from N.C. Brown Development to vacate a remainder portion of Sunset Lane, originally known as the 1875 Shingle Springs Townsite Street, or 1875 Townsite Street. Sunset Lane is located north of Mother Lode Drive, east of Ponderosa Road and south of US Highway 50, in Shingle Springs. On January 28, 1986, Resolution No. 20-86 was recorded whereby the Board of Supervisors determined that a portion of the 1875 Shingle Springs Townsite Street should be abandoned due to the lack of necessity for public access and use. Said Resolution is recorded in Book 2528, Page 742, in the Official Records of the County of El Dorado. By this action, a remainder piece of the said roadway was created, and exists today, despite non-use by the general public.

The adjacent property owners, together with the applicant, N. C. Brown, have signed a petition requesting the vacation of said roadway, and all utility companies that may possibly be impacted by this vacation have provided the Department of Transportation with written notification that they have no objection to the proposed abandonment of said road and have no facilities within the subject areas. All existing public utility easements will remain.

Section 8313 of the Streets and Highways Code provides for consideration of a proposed general vacation proceedings by a Finding of Consistency to the County's General Plan. The Planning Commission conducted a hearing on May 25, 2006 to review this application and voted unanimously that the proposed abandonment is consistent with the General Plan, that said road is not useful as a non-motorized transportation facility. A conformed copy of the Planning Commission Meeting Agenda and Meeting Minutes are attached hereto as Exhibits C.

Also attached hereto as Exhibit D is a drawing showing two alternative driveway access locations to serve the adjoining parcels. Staff has reviewed this Exhibit and supports the location shown as Alternate B. The processing of the Alternate B road and public utility easement will be finalized upon completion of the proposed General Vacation.

The Department of Transportation has no objection to the proposed abandonment and requests that, in the event your Board approves of the General Vacation of a portion of Sunset Lane, your Board will adopt the Resolution of Vacation and authorize the Chairman to sign said Resolution and subsequent Quitclaim Deeds.

**Fiscal Impact:**

None.

**Net County Cost:**

There is no net County cost.

**Action to be Taken Following Approval:**

1. If the vacation is approved, the Resolution of Vacation and Quitclaim Deeds will be recorded.
2. A copy of the recorded Resolution of Vacation and Quitclaim Deeds will be mailed to the affected property owners.

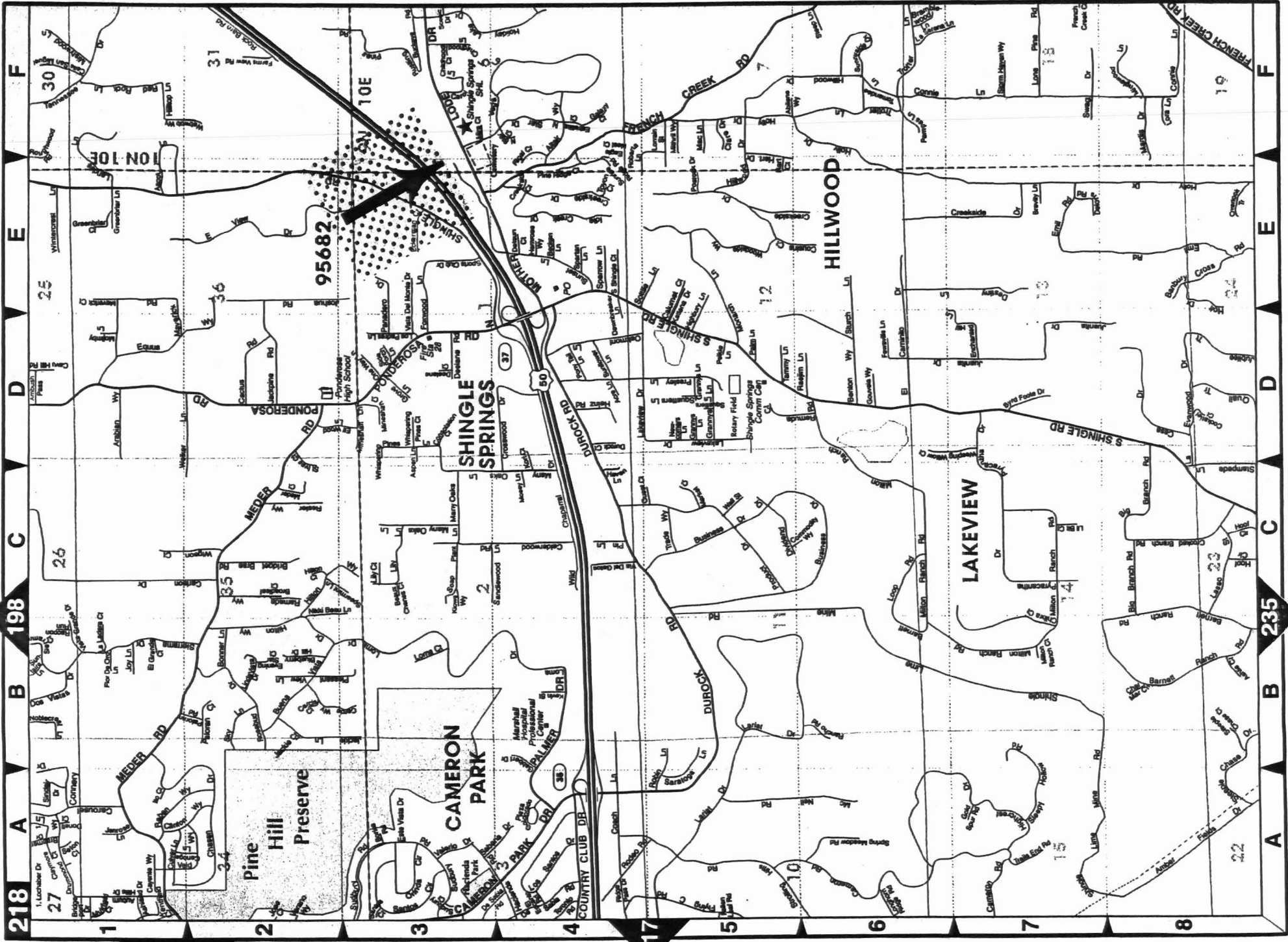
Sincerely,



James W. Ware, Deputy Director  
Transportation Planning and Land Development, for  
Richard W. Shepard, P.E.  
Director of Transportation

JWW/PF: dg

Attachments: Vicinity Map  
Resolution of Vacation  
Exhibits  
Quitclaim Deeds



ASSIGNMENT

DATE 9-6-06

Contract #: 06-1172

ATTORNEY DN Item Submitted: General Vacation, a portion of Sunset Lane; N.C. Brown Development; General Vacation #2005-01

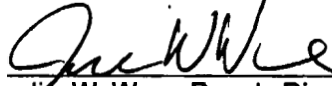
DEPT./INDEX NO. 306500

BY: be **CONTRACT ROUTING SHEET**

EL DORADO COUNTY COUNSEL  
2006 SEP 05 AM 9:02

**PROCESSING DEPARTMENT:** DOT  
Department: Transportation  
Dept. Contact: Pete Feild XT 7666  
Phone: Deborah Gruber XT 6519  
Department Head \_\_\_\_\_  
Signature: \_\_\_\_\_

**CONTRACTOR:**  
Norm Brown  
N.C. Brown Development

  
Jim W. Ware, Deputy Director,  
Transportation Planning and  
Land Development, for  
Richard W. Shepard, P.E.  
Director of Transportation

Address: 8601 Ranchwood Court  
Fair Oaks, CA 95628  
Phone: \_\_\_\_\_

**CONTRACTING DEPARTMENT:** Transportation  
Compliance with Human Resources requirements? Yes: \_\_\_\_\_ No: X  
Compliance verified by: \_\_\_\_\_

**COUNTY COUNSEL:** (must approve all contracts and MOUs)  
Approved: ✓ Disapproved: \_\_\_\_\_ Date: 9/6/06 By: D. Livingston DN  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

\* CONDITIONAL APPROVAL: SUBJECT TO CHANGES AS INDICATED, INCLUDING ADDITION OF LANGUAGE REQUIRED BY S.M. §§ 8314 AND 8324. PLEASE REVO REVISE YOUR STAFF REPORT ACCORDINGLY.

**PLEASE FORWARD TO RISK MANAGEMENT:** NA

Index Code: <b>306370</b>	User Code: <b>33225</b>
---------------------------	-------------------------

**RISK MANAGEMENT:**  
Approved: ✓ Disapproved: \_\_\_\_\_ Date: 9/6/06 By: J Costello  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_

**OTHER APPROVAL** (Specify department(s) participating or directly affected by this contract).  
Department(s): \_\_\_\_\_  
Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_ By: \_\_\_\_\_



**RESOLUTION NO. \_\_\_\_\_**  
**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO**  
**RESOLUTION OF VACATION**  
**General Vacation #2005-01**  
**A portion of Sunset Lane**  
**N.C. Brown Development**

**WHEREAS**, on January 28, 1986, Resolution No. 20-86 was recorded whereby the County of El Dorado Board of Supervisors determined that a portion of the 1875 Shingle Springs Townsite Street should be abandoned due to the lack of necessity for public access and use; and

**WHEREAS**, said Resolution recorded in Book 2528, Page 742, in the Official Records of the County of El Dorado; and

**WHEREAS**, a remainder piece of the said roadway was created as a result of that action, and exists today, despite non-use by the general public; and

**WHEREAS**, the Department of Transportation has received an application from N.C. Brown Development to vacate the remainder portion of Sunset Lane, originally known as the 1875 Shingle Springs Townsite Street, or 1875 Townsite Street; and

**WHEREAS**, the remainder portion of Sunset Lane is located north of Mother Lode Drive, east of Ponderosa Road and south of US Highway 50, in Shingle Springs, and is described in Exhibits A-1, A-2, A-3, and A-4 and depicted in Exhibit B-1, B-2, B-3, and B-4; and

**WHEREAS**, the adjacent property owners, together with the applicant, N. C. Brown, have signed a petition requesting the vacation of said roadway; and

**WHEREAS**, all utility companies that may possibly be impacted by this vacation have provided written notification that they have no objection to the proposed abandonment of said road and have no facilities within the subject area; and

**WHEREAS**, all existing public utility easements will remain; and

**WHEREAS**, Section 8313 of the Streets and Highways Code provides for consideration of a proposed general vacation proceeding by a Finding of Consistency to the County's General Plan; and

**WHEREAS**, the Planning Commission conducted a hearing on May 25, 2006 to review this application and voted unanimously that the proposed abandonment is consistent with the General Plan; and

**WHEREAS**, the Board of Supervisors has found that the subject portion of Sunset Lane is not necessary for present or prospective public use and that said road is not useful as a non-motorized transportation facility; and

**WHEREAS**, in accordance with the requirements of Section 8320 of the California Streets and Highways Code, on August 15, 2006, the Board of Supervisors adopted a Resolution of Intention to Vacate a portion of Sunset Lane, and established the date for a public hearing on September 12, 2006; and

**WHEREAS**, in accordance with the requirements of Section 8322 of the California Streets and Highways Code, the Clerk of the Board of Supervisors published notices of said public hearing two (2) weeks prior to said hearing; and

**WHEREAS**, in accordance with the requirements of Section 8323 of the California Streets and Highways Code, notices of said hearing were posted on August 28, 2006; and

**WHEREAS**, notices of said hearing were mailed to all affected property owners and interested parties; and

**NOW, THEREFORE BE IT RESOLVED**, that the County of El Dorado Board of Supervisors, pursuant to Section 8320, et seq. of the Streets and Highways Code, declares that from and after the date this Resolution is recorded, said portion of said roadway described in Exhibits A-1, A-2, A-3, and A-4 and depicted in Exhibit B-1, B-2, B-3, and B-4 is hereby vacated and no longer constitutes a public roadway.

**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote of said Board:

**ATTEST**  
**CINDY KECK**  
Clerk of the Board of Supervisors

**Ayes:**  
**Noes:**  
**Absent:**

By \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
**James R. Sweeney, Chairman**  
Board of Supervisors

**I CERTIFY THAT:**  
**THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.**

DATE \_\_\_\_\_  
**ATTEST: CINDY KECK, Clerk of the Board of Supervisors of the County of El Dorado, State of California**

By \_\_\_\_\_  
Deputy Clerk

## EXHIBIT 'A' -1

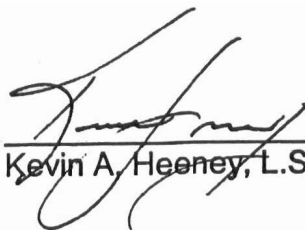
### Road Abandonment

All that real property situate in the County of El Dorado, State of California, being more particularly described as follows:

Beginning at the most Easterly corner of the land shown in that certain Record of Survey filed in the Office of the County Recorder of El Dorado County in Book 7 of Surveys, Page 58, also being a point on the Northwestern right-of-way line of Sunset Lane; thence along said Northwestern right-of-way line, North 64°51'39" East, 571.00 feet to a point on the West line of Tract 3, as shown on that certain Record of Survey filed in the Office of the County Recorder of El Dorado County in Book 22 of Surveys, Page 148); thence leaving said Northwestern right-of-way line and along said West line of Tract 3, South 00°26'40" East, 50.70 feet to a point on the Southeasterly right-of-way line of Sunset Lane; thence leaving said West line of Tract 3 and along said Southeasterly right-of-way line of Sunset Lane, South 64°51'39" West, 549.69 feet; thence leaving said Southeasterly right-of-way line, North 25°18'05" West, 46.07 feet to the Point of Beginning, containing 25,813 square feet (0.593 acre) more or less.

### End of Description

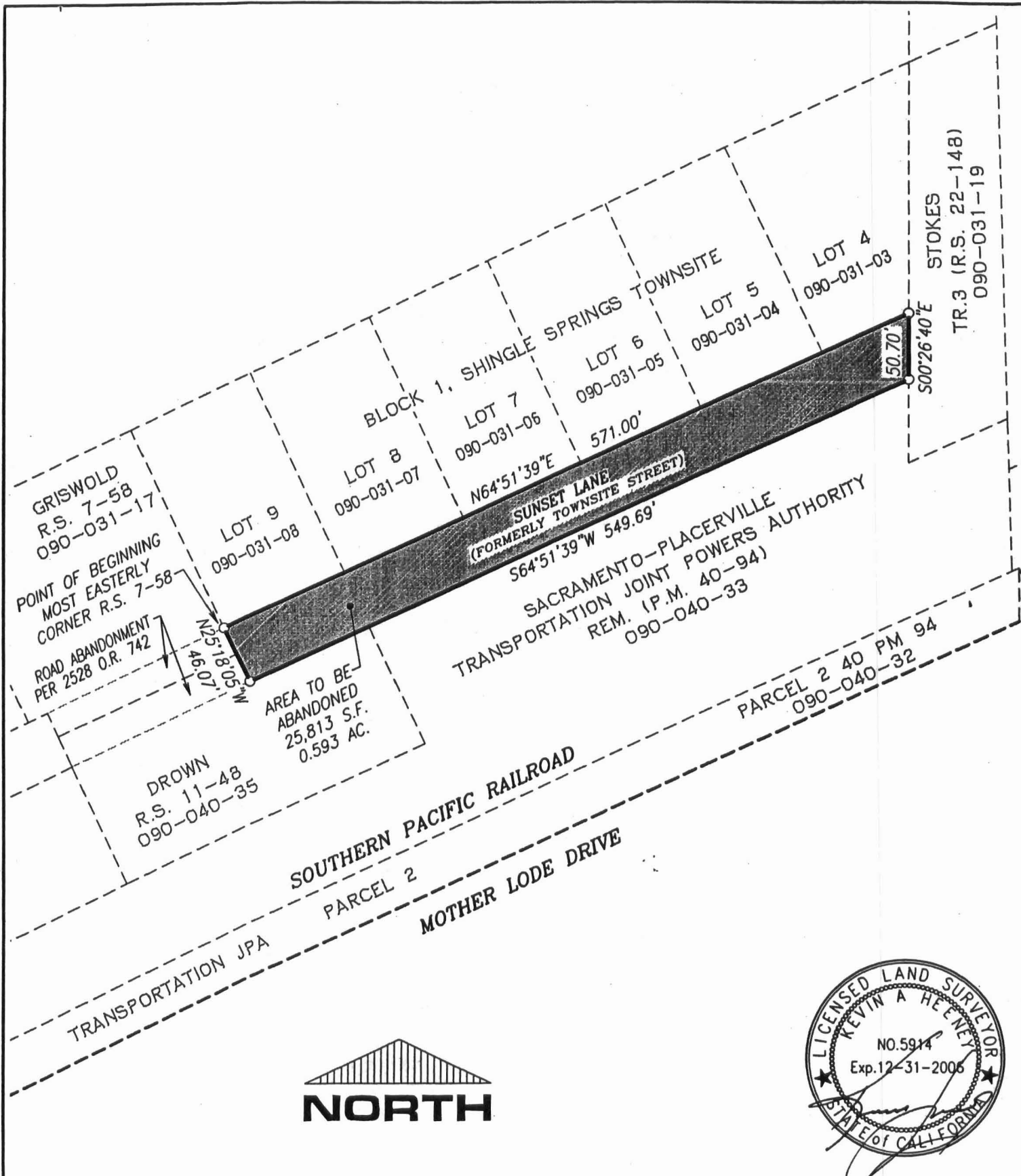
This description has been prepared by me or under my direction.  
COOPER, THORNE & ASSOCIATES, INC.



Kevin A. Heoney, L.S. 5914







**COOPER, THORNE & ASSOCIATES INC.**

Civil Engineering & Land Surveying  
 3233 Monier Circle, Suite 1  
 Rancho Cordova, CA 95742  
 (916) 638-0919  
 FAX 638-2479



EXHIBIT B - 1

**Road Abandonment  
 for Sunset Lane**

COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE: 04-11-05
BY: SLS
SCALE: 1"=100'
SHEET 1 OF 1
JOB NO. 00-173-001

## EXHIBIT 'A' -2

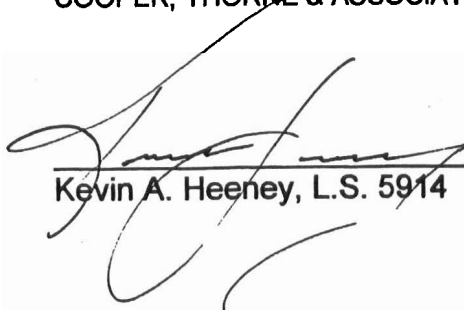
### Road Abandonment To Ginney/Campoy Property

All that real property situate in the County of El Dorado, State of California, being more particularly described as follows:

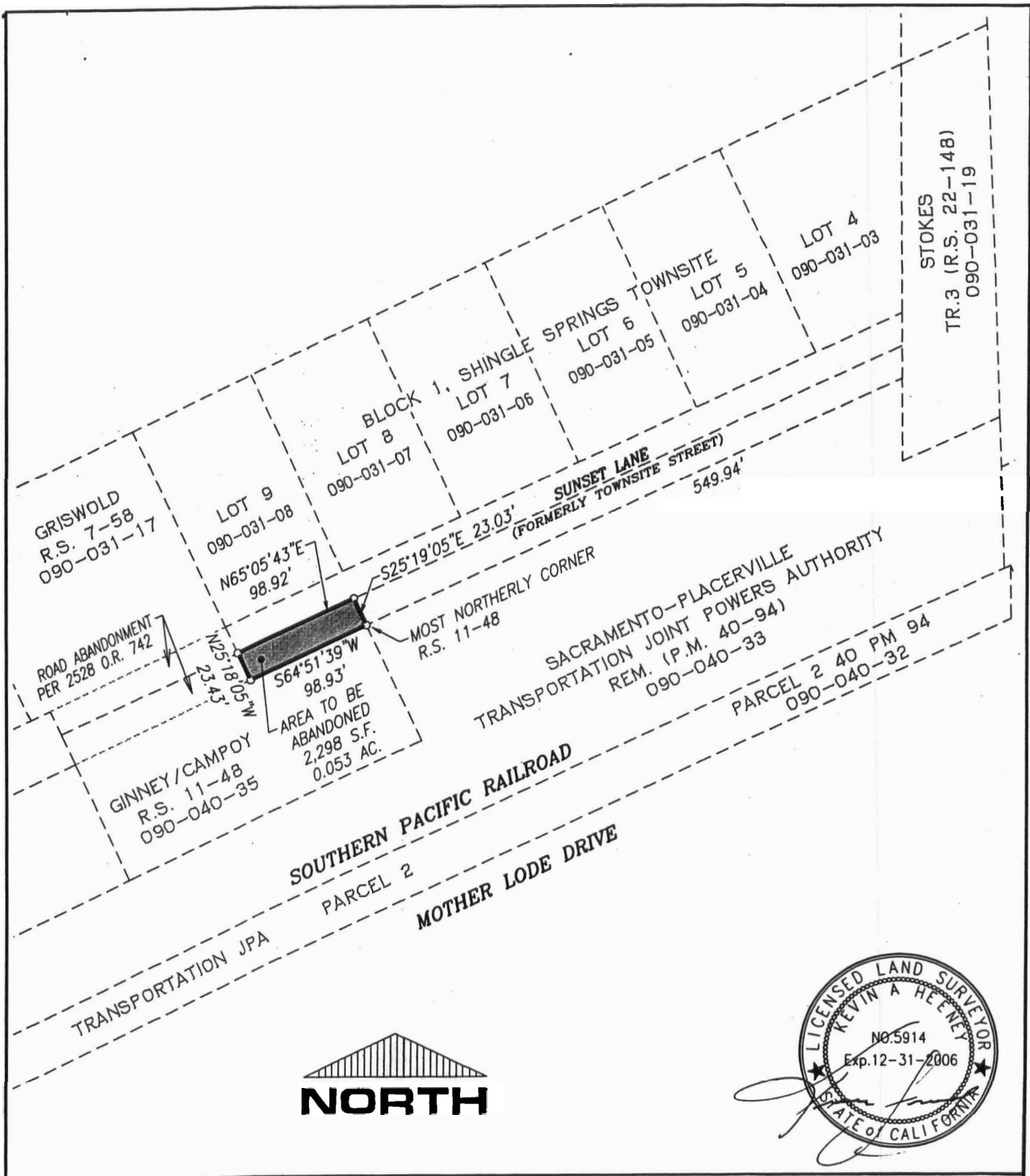
Beginning at the most Northerly corner of the land shown in that certain Record of Survey filed in the Office of the County Recorder of El Dorado County in Book 11 of Surveys, Page 48, also being a point on the Southeasterly right-of-way line of Sunset Lane; thence along said Southeasterly right-of-way line, South  $64^{\circ}51'39''$  West, 98.93 feet; thence leaving said Southeasterly right-of-way line, North  $25^{\circ}18'05''$  West, 23.43 feet; thence North  $65^{\circ}05'43''$  East, 98.92 feet; thence South  $25^{\circ}19'05''$  East, 23.03 feet to the Point of Beginning, containing 2,298 square feet (0.053 acre), more or less.

### End of Description

This description has been prepared by me or under my direction.  
COOPER, THORNE & ASSOCIATES, INC.

  
\_\_\_\_\_  
Kevin A. Heeney, L.S. 5914





**COOPER, THORNE & ASSOCIATES INC.**  
 Civil Engineering & Land Surveying  
 3233 Monier Circle, Suite 1  
 Rancho Cordova, CA 95742  
 (916) 638-0919  
 FAX 638-2479



EXHIBIT B - 2

**Road Abandonment  
 to Ginney/Campoy Property**

COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE:	04-05-05
BY:	SLS
SCALE:	1"=100'
SHEET	1 OF 1
JOB NO.	00-173-001

EXHIBIT 'A' -3

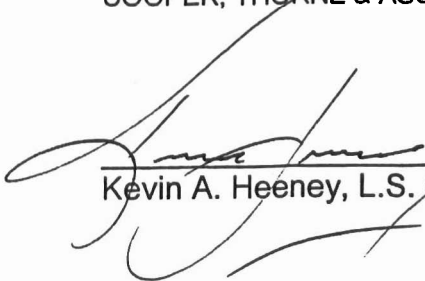
**Road Abandonment  
To Norman S. Tresser Pension &  
Profit Sharing Plan Property**

All that real property situate in the County of El Dorado, State of California, being more particularly described as follows:

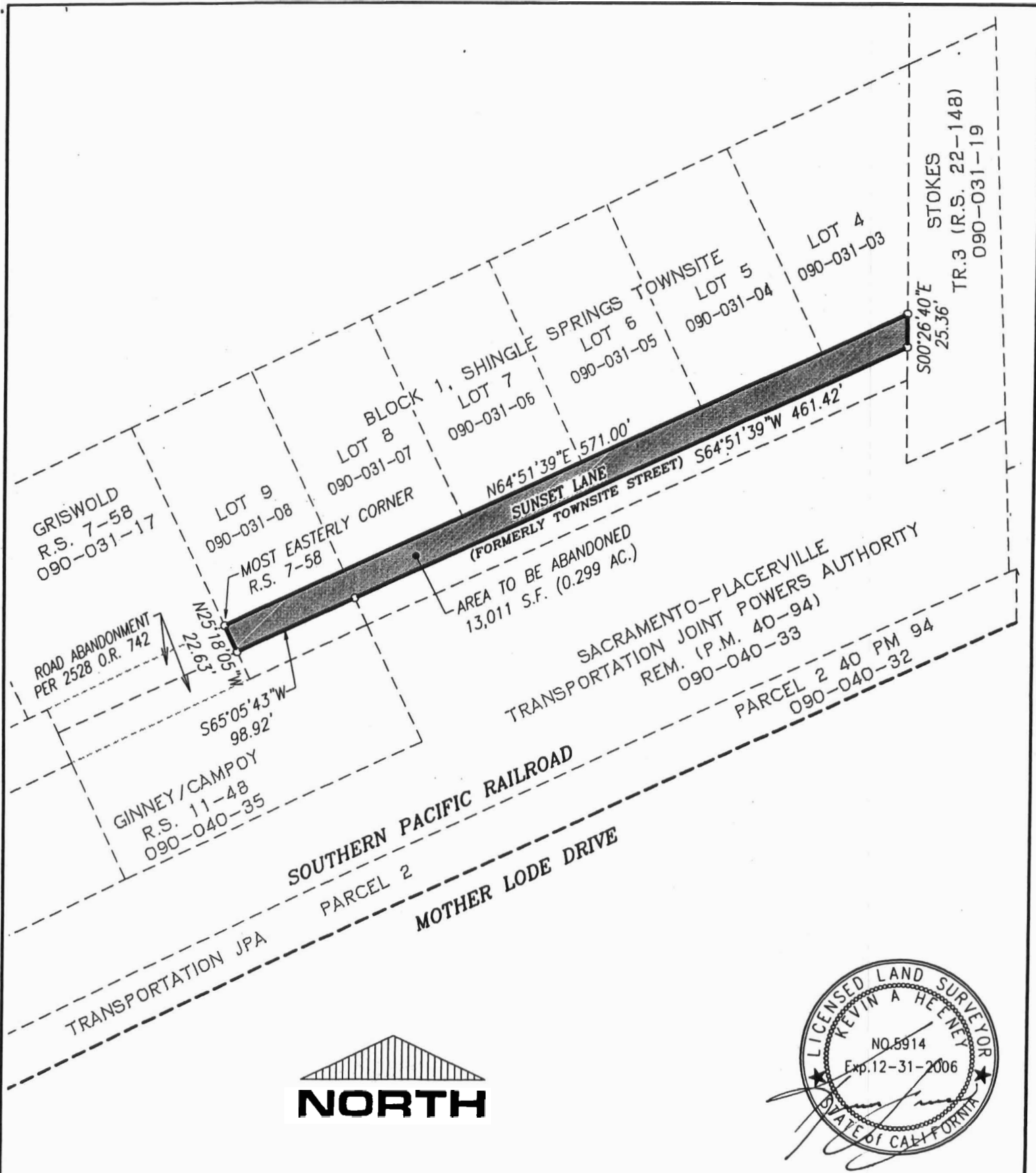
Beginning at the most Easterly corner of the land shown in that certain Record of Survey filed in the Office of the County Recorder of El Dorado County in Book 7 of Surveys, Page 58, also being a point on the Northwesternly right-of-way line of Sunset Lane; thence along said Northwesternly right-of-way line, North 64°51'39" East, 571.00 feet to a point on the West line of Tract 3, as shown on that certain Record of Survey filed in the Office of the County Recorder of El Dorado County in Book 22 of Surveys, Page 148; thence leaving said Northwesternly right-of-way line and along said West line of Tract 3, South 00°26'40" East, 25.36 feet; thence leaving said West line of Tract 3, South 64°51'39" West, 461.42 feet; thence South 65°05'43" West, 98.92 feet; thence North 25°18'05" West, 22.63 feet to the Point of Beginning, containing 13,011 square feet (0.299 acre), more or less.

**End of Description**

This description has been prepared by me or under my direction.  
COOPER, THORNE & ASSOCIATES, INC.

  
\_\_\_\_\_  
Kevin A. Heeney, L.S. 5914





**COOPER, THORNE & ASSOCIATES INC.**

Civil Engineering & Land Surveying  
 3233 Monier Circle, Suite 1  
 Rancho Cordova, CA 95742  
 (916) 638-0919  
 FAX 638-2479



EXHIBIT B-3

**Road Abandonment  
 to Norman S. Tresser Pension &  
 Profit Sharing Plan Property**

COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE:	04-05-05
BY:	SLS
SCALE:	1"=100'
SHEET	1 OF 1
JOB NO.	00-173-001

## EXHIBIT 'A' -4

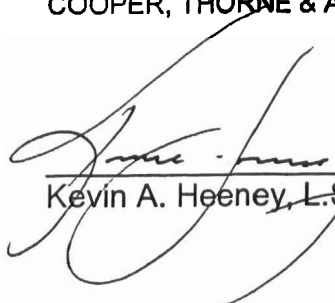
### Road Abandonment To Sacramento-Placerville Transportation Corridor Joint Powers Authority

All that real property situate in the County of El Dorado, State of California, being more particularly described as follows:

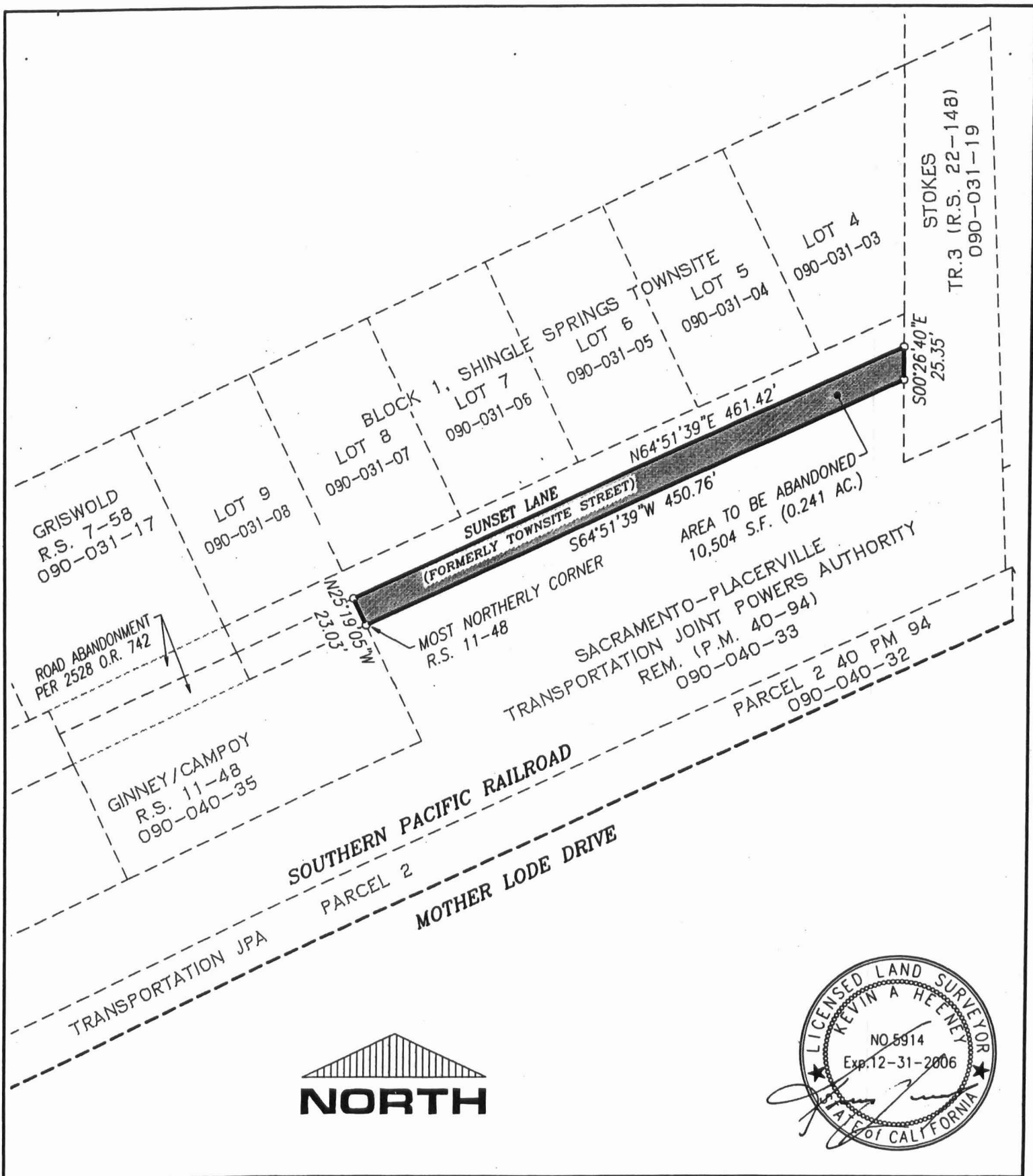
Beginning at the most Northerly corner of the land shown in that certain Record of Survey filed in the Office of the County Recorder of El Dorado County in Book 11 of Surveys, Page 48, also being a point on the Southeasterly right-of-way line of Sunset Lane; thence leaving said Southeasterly right-of-way line, North  $25^{\circ}19'05''$  West, 23.03 feet; thence North  $64^{\circ}51'39''$  East, 461.42 feet to a point on the West line of Tract 3, as shown on that certain Record of Survey filed in the Office of the County Recorder of El Dorado County in Book 22 of Surveys, Page 148; thence along said West line of Tract 3, South  $00^{\circ}26'40''$  East, 25.35 feet to a point on the Southeasterly right-of-way line of Sunset Lane; thence leaving said West line of said Tract 3 and along said Southeasterly right-of-way line, South  $64^{\circ}51'39''$  West, 450.76 feet to the Point of Beginning, containing 10,504 square feet (0.241 acre), more or less.

### End of Description

This description has been prepared by me or under my direction.  
COOPER, THORNE & ASSOCIATES, INC.

  
\_\_\_\_\_  
Kevin A. Heeney, L.S. 5914





**COOPER, THORNE & ASSOCIATES INC.**

Civil Engineering & Land Surveying  
3233 Monier Circle, Suite 1  
Rancho Cordova, CA 95742  
(916) 638-0919  
FAX 638-2479



EXHIBIT B-4

**Road Abandonment  
to Sac.-Placerville Transportation  
Joint Powers Authority**

COUNTY OF EL DORADO STATE OF CALIFORNIA

DATE: 04-05-05

BY: SLS

SCALE: 1"=100'

SHEET  
1 OF 1

JOB NO.  
00-173-001



EXHIBIT C  
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

**CONFORMED AGENDA**

**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: 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. 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: Approved; one-year provisional permit granted
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: Request found consistent with General Plan

- 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:** Request found consistent with General Plan

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:** Conditionally approved

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:** Continued to June 8, 2006

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.

**ACTION:**

Input received; no action taken

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. A 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

# SHINGLE SPRINGS COMMERCIAL DRIVEWAY ACCESS LOCATIONS



SCALE: 1" = 50'

