



EL DORADO COUNTY PLANNING DEPARTMENT

Lorraine Larsen-Hallock..... District I
John MacCready..... District II
Dave Machado..... District III
Ralph Welsh District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

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Phone: (530) 621-5355
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
October 9, 2003 – 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.

**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:** September 25, 2003
ACTION: Approved

b. **Resolution of Intention 2003-03;** to set a public hearing to consider zoning ordinance text amendments to the Wineries, Ranch Marketing, and Agricultural Zone District sections of Title 17.

STAFF (PR) **Recommendation:** Adopt Resolution 2003-03
ACTION: Adopted

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. **PLANNED DEVELOPMENT** (Public Hearing)

a. **PD00-01R;** submitted by PACIFIC STATES DEVELOPMENT CORPORATION (Agent: William J. Fischer, President) for a revision to the approved development plan which would allow the construction of a single-family residence in lieu of the required single duplex. The property, identified by Assessor's Parcel Number 083-464-10, consists of 0.32 acre, is located on the northwest corner of Perlett Drive and Mira Loma Drive, in the **Cameron Park area.** (Categorically exempt pursuant to Section 15303 (a) of the CEQA Guidelines)*

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

8. **SPECIAL USE PERMIT** (Public Hearing)

- a. **S03-16;** submitted by ANTONIO J. ARMAS to allow a cattery for 200 domestic house cats to be located within a 2,727 square foot structure. The property, identified by Assessor's Parcel Number 319-081-18, consists of 5.18 acres, is located on the east side of Shingle Spring Drive, approximately 1,000 feet south of the intersection with Home Court, in the **Rescue area.** (Exempt from CEQA pursuant to Section 15270 of the CEQA Guidelines [Disapproval of a project])*

STAFF (GH) Recommendation: Denial
ACTION: Continued to December 11, 2003

- b. **S03-05/El Dorado Hills Community Park Master Plan Revision;** submitted by the EL DORADO HILLS COMMUNITY SERVICES DISTRICT to allow the new facilities proposed for phase one construction, which includes a skate park lighted with high cutoff light fixtures and a public restroom; a class one bike path along the park frontage to Harvard Way, extending from the southeast corner to the southwest corner of the park; a new 5,500 square foot maintenance facility building and parking lot to provide a public conference room and offices for staff; a new 5,000 square foot temporary administration building to provide office space, storage space, and meeting rooms for staff; construction of new parking lot areas (approximately 140 parking stalls); and expansion of existing parking areas (25 new parking stalls). The properties, identified by Assessor's Parcel Numbers 112-120-23 and -24, consist of 39.5 acres, are located along the east side of El Dorado Hills Boulevard, between Harvard Way and St. Andrews Drive, in the **El Dorado Hills area.** (Mitigated negative declaration prepared)*

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

9. **GENERAL PLAN**

- a. Update: Staff will update Commission on progress of General Plan.
ACTION: No action taken

10. **DEPARTMENT OF TRANSPORTATION**

11. **COUNTY COUNSEL'S REPORTS**

12. **DIRECTOR'S REPORTS**

13. **ADJOURNMENT**

Respectfully submitted,
CRAVEN ALCOTT, Interim Planning 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 Conrad B. Montgomery, Director of Planning, 2850 Fairlane Court, Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in the Planning Department, 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 October

October 9, 2003; 8:30 a.m. – Regular
October 23, 2003; 8:30 a.m. – Regular