



EL DORADO COUNTY PLANNING DEPARTMENT

Lorraine Larsen-Hallock..... District I
John MacCready..... District II
Dave Machado..... District III
Vacant..... 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
February 26, 2004 – 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:** January 22, 2004
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. **SPECIAL USE PERMIT** (Public Hearing)
 - a. **S03-31/Best Western Placerville Inn (Agent: Dee Doubleday)** to allow one on-site, freestanding, advertisement sign measuring 100 square feet in area and standing 80 feet high on property, identified by Assessor's Parcel Number 327-140-44, consisting of 3.73 acres, located on the south side of U. S. Highway 50, approximately 200 feet west of the intersection with Missouri Flat Road, in the **Placerville area.** (Categorically exempt pursuant to Section 15061(b)4 and 15270 of the CEQA Guidelines)**

STAFF (LM) **Recommendation:** Denial
ACTION: Denied by 2-1 vote
8. **DESIGN REVIEW** (Public Hearing)
 - a. **DR03-10/Four Seasons at El Dorado Hills;** submitted by K. HOVNIANIAN FORECAST HOMES (Agent: Cooper, Thorne & Associates, Inc.) for the design review of a project proposed for an active adult community center and recreation facility that will be situated on approximately 3 acres of an 87-acre parcel. The Community Center structure will be 12,500 square feet in size, consist of a conference room, library/computer room, two card rooms, an arts and crafts area, an exercise room, a ballroom, and a small kitchen area. Outdoor amenities will include one pool, one spa, two lighted tennis courts, two bocce ball courts, two horseshoe pits, two shuffleboard courts, and access to nearby walking trails. The Community Center will only be available to community homeowners and their

guests and will be maintained by the homeowners association. The property, identified by Assessor's Parcel Number 108-040-28, is located on the south side of White Rock Road, 1,400 feet south of the intersection with Stonebriar and White Rock Road, in the **El Dorado Hills area**. (Mitigated negative declaration prepared)*

STAFF (LM) Recommendation: Conditional approval
ACTION: Denied by 2-1 vote

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 Craven Alcott, Interim 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 March

March 11, 2004; 8:30 a.m. – Regular
March 25, 2004; 8:30 a.m. – Regular