



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

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Phone: (530) 621-5355
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CONFIRMED AGENDA

**Regular Meeting of the Planning Commission
March 11, 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:** February 26, 2004
ACTION: Approved
 - b. **Resolution of Intention:** To consider amending Chapter 17.13 of the County Code, Right To Farm, Sections 17.13.020(A) and (B), and adding Sections 17.13.050, 17.13.060, 17.13.070, and 17.13.080.
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. **RIVER USE PERMITS**
 - a. Request submitted by MATTHEW GINGO and DENNIS JOHNSON to consolidate River Use Permit #77, Cal Adventures-University of California, Berkeley, with Permit #75, Outdoor Adventures, University of California, Davis.

STAFF (MG)	<u>Recommendation:</u>	Approval
<u>ACTION:</u>	Approved	
8. **PLANNED DEVELOPMENTS** (Public Hearing)
 - a. **PD03-09/El Dorado Savings Bank;** request for modification and expansion in four phases on two adjacent parcels owned by the bank. Phase I and II will occur on Assessor's Parcel Number 327-090-11 and Phase III and IV on Assessor's Parcel Number 327-090-06. No changes are proposed for the existing main

building. Phase II proposes to remodel/convert 3,152 square feet of the existing 11,211 square foot building, which is currently being used for storage/warehouse, for office space. Included will be 25 new parking spaces. Phase III will contain a 4,575 square foot storage/warehouse building and include 40 new parking spaces. Phase IV proposes a building for future office space and will share the 40 parking spaces from Phase III, plus 8 additional spaces. The property is located on the south side of U.S. Highway 50, 800 feet southwest of the intersection with El Dorado Road, in the **Placerville area**. Applicant: EL DORADO SAVINGS BANK. Agent: Nikolai Design Group (Mitigated negative declaration prepared)*

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

9. **SPECIAL USE PERMITS** (Public Hearing)

- a. **S02-42/All Outdoors Lotus Operations;** to allow commercial river rafting put-ins and take-outs, to include parking, trail development, and road improvements. The property, identified by Assessor's Parcel Number 006-370-36, is located on the northwest side of Lotus Road, 2,000 feet east of the intersection with Bassi Road, in the **Lotus area**. Applicant: STUART HORNSBY (Negative declaration prepared)*

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

- b. **S03-16/The Last Scratching Post Domestic Cat Sanctuary;** to allow the operation of a domestic cat sanctuary to house from 140 to 160 cats within a 2,727 square foot barn structure on a five-acre single-family residential parcel, identified by Assessor's Parcel Number 319-081-10, located on the east side of Shingle Springs Drive (2951 Shingle Springs Drive), approximately 750 feet south of the intersection with Home Court, in the **Rescue area**. Applicant: TONY and DONNA ARMAS. Agent: David Becker (Mitigated negative declaration prepared)*

STAFF (PR) Recommendation: Conditional approval
ACTION: Denied

10. **GENERAL PLAN**

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

11. **DEPARTMENT OF TRANSPORTATION**

12. **COUNTY COUNSEL'S REPORTS**

13. DIRECTOR'S REPORTS

14. 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.

Meetings for the Month of March

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

Dates Reserved for General Plan Hearings

March 15, 18, 24, 25, 29, and 31, 2004 – Please contact Planning Department for times and location of hearings