



# COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room  
2850 Fairlane Court, Placerville, CA 95667  
<http://www.edcgov.us/planning>  
Phone: (530) 621-5355 Fax: (530) 642-0508

Tom Heflin Chair, District III  
Dave Pratt, First Vice-Chair, District II  
Walter Mathews, Second Vice-Chair, District IV  
Lou Rain, District I  
Alan Tolhurst, District V

Char Tim ..... Clerk of the Planning Commission

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## A G E N D A

### **Regular Meeting March 24, 2011 – 8:30 A.M.**

Persons wishing to speak on a Consent Calendar item are requested to so advise the Chair 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 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes.

The general public may address items not on the agenda during Public Forum/Public Comment at 9:00 a.m. Comments are limited to 3 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, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services 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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN PLANNING SERVICES**

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**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:** March 10, 2011
  - b. **River Use Permit:** Transfer of River Use Permit #19 from Deric Rothe and Guy Cables dba Sierra Whitewater to Deric Rothe dba Sierra Whitewater [Staff: Noah Rucker-Triplett/Environmental Management]  
  
**Staff Recommendation:** Approve transfer and one-year provisional permit
  - c. **River Use Permit:** Transfer of River Use Permit #27 from Bobby Hicks dba American River Adventures, LLC to Associated Students of California State University, Chico, a non-profit, public benefit corporation by and through its Adventure Outings program [Staff: Noah Rucker-Triplett/Environmental Management]  
  
**Staff Recommendation:** Approve transfer and one-year provisional permit

**END OF CONSENT CALENDAR**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**  
**(Development Services, Transportation, County Counsel)**

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

**9:00 A.M.**

7. **PUBLIC FORUM/PUBLIC COMMENT**
8. **SPECIAL USE PERMIT**
  - a. **S10-0009/Villa Florentina Bed and Breakfast Inn** submitted by LOREN SPERBER for a Bed and Breakfast within an existing single-family dwelling, with a maximum occupancy of six people. Special Events, including amplified music,

would be held at the site for up to 189 guests for a maximum of 20 events per calendar year. The property, identified by Assessor's Parcel Number 006-132-28, consisting of 3.57 acres, is located on the northeast side of Carvers Road, approximately 1,750 feet north of the intersection with Mt. Murphy Road, in the Coloma area, Supervisorial District 4. [*Project Planner: Gina Paolini*] (Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

- b. **S10-0012/Georgetown Divide Recreation District Aquatic and Recreation Center** submitted by GEORGETOWN DIVIDE RECREATION DISTRICT/CARL CLARK for the following: Special Use Permit to allow the construction of an aquatic and recreation center, pedestrians paths, and a small amphitheater within existing Garden Valley Park; Three signs exceeding the size permitted in the Estate Residential (RE-10) zone district; and a Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to zero with installation of a turf area and amphitheater within the required setback. The property, identified by Assessor's Parcel Number 060-391-34, consisting of 6.26 acres, is located on the southwest corner of the intersection of Garden Valley and Marshall Roads, in the Garden Valley area, Supervisorial District 4. [*Project Planner: Tom Dougherty*] (Mitigated negative declaration prepared)\*

Staff Recommendation: Approval

- c. **S97-0008-R-2/Faith Episcopal Church Monument Sign** submitted by FAITH EPISCOPAL CHURCH (Agent: Angelo Urbani) to revise Special Use Permit S97-0008 to construct two externally illuminated 73.4 square-foot monument signs, joined at one end to show two faces in a triangle design. The property, identified by Assessor's Parcel Number 119-280-08, consisting of 9.4 acres, is located on the southwest corner of Country Club Drive and Trinidad Drive, in the Cameron Park area, Supervisorial District 1. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

9. **ZONING ORDINANCE UPDATE REVIEW**

Continued discussion of previously reviewed Articles (1-8) and County-wide zoning map component.

**10. ADJOURNMENT**

Respectfully submitted,  
ROGER TROUT, 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. Any written correspondence should be directed to the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: [planning@edcgov.us](mailto:planning@edcgov.us).

\*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated 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.