



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

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Vacant, Second Vice-Chair, District 5
Lou Rain, District 1
Tom Heflin, District 3

Char Tim Clerk of the Planning Commission

AGENDA

Regular Meeting July 26, 2012 – 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.

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

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:** June 28, 2012

Staff Recommendation: Approve Meeting Minutes as presented

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. – TIME ALLOCATION

7. **PUBLIC FORUM/PUBLIC COMMENT**
8. **REZONE/SPECIAL USE PERMT/PARCEL MAP**

Z04-0015/S01-0011/P08-0036/Springs Equestrian Center submitted by DENNIS GRAHAM (Agent: Casey Feickert/TSD Engineering) for the following: 1) Rezone from Estate Residential Five-Acre (RE-5)/Estate Residential (RE-10) to Recreational Facilities (RF); 2) Tentative Parcel Map to create two parcels, 45.77 acres and 100.65 acres in size; and 3) Special Use Permit for an equestrian facility with two covered arenas 45,000 square feet each, stall barns for 420 horses, five fenced riding areas, 19,600 square-foot equestrian retail store/office/clubhouse, guest cottages, camping for horse trailers during events, special events with up to 250 spectators, and a 32 square-foot lighted monument sign is proposed. The property, identified by Assessor's Parcel Number 115-410-05, consisting of 146.42 acres, is located on the south side of Green Valley Road, at the intersection with Deer Valley Road, in the Rescue area, Supervisorial District 1. [*Project Planner: Aaron Mount*] (Mitigated Negative Declaration prepared)*

Staff Recommendation: Approval

9. ELECTION OF OFFICER

The Commission will elect a Second Vice-Chair for 2012 due to a vacancy, with that selection becoming effective at the next regular meeting.

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.

*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.