



## 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  
Tom Heflin, Second Vice-Chair, District 3  
Rich Stewart, District 1  
Brian Shinault, District 5

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

---

### CONFORMED AGENDA

#### **Regular Meeting March 28, 2013 – 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:** March 14, 2013  
Staff Recommendation: Approve Minutes as presented  
**ACTION: APPROVED (4-0; Heflin-abstain)**
  - b. **River Use Permit:** Transfer of River Use Permit #63 from Christopher Pyle/Action Whitewater Adventures to Alexander D'Santos/Action Whitewater Adventures of California, Inc. [*Staff: Noah R. Triplett/Environmental Management*]  
Staff Recommendation: Approve transfer of River Use Permit #63 from Christopher Pyle/Action Whitewater Adventures to Alexander D'Santos/Action Whitewater Adventures of California, Inc. and approve one-year provisional River Use Permit  
**ACTION: APPROVED (5-0)**

**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. **RIVER MANAGEMENT PLAN**

**SA12-0302/River Management Plan 5-Year Summary Review for 2002-06 and 2007-11** submitted by EL DORADO COUNTY for review of the Summary Reports and recommended modifications.

Staff Recommendation: Receive and file; Direct staff to initiate minor modifications and the CEQA process and return for formal action

**ACTION: RECEIVED AND FILED; DIRECTED STAFF TO INITIATE MINOR MODIFICATIONS AND CEQA PROCESS AND RETURN FOR FORMAL ACTION (5-0)**

**9. DESIGN REVIEW (Public Hearing)**

**DR13-0001/Naturally Cool Coffee** submitted by DAVID and MICHELE BONK for a Design Review for a self-contained trailer proposed to be utilized for drive-thru coffee service and a 48 square-foot free-standing, lighted sign.. The property, identified by Assessor's Parcel Number 071-500-37, consisting of 1.69 acres, is located at the southeast corner of the intersection of Northside Drive and State Route 49, in the Cool area, Supervisorial District 4. [*Project Planner: Tom Dougherty*] (Categorical Exemption pursuant to Section 15303(c) of the CEQA Guidelines)\*\*

Staff Recommendation: Approval

**ACTION: APPROVED (5-0)**

**10. SPECIAL USE PERMIT/PLANNED DEVELOPMENT (Public Hearing)**

**S11-0009/PD11-0005/Green Valley Nursery and Landscape** submitted by DON and JULIE DEVORSS to allow a nursery and landscaping business with outdoor sales and storage. The property, identified by Assessor's Parcel Number 124-301-03, consisting of 9.62 acres, is located southeast corner of the intersection of Shadowfax Lane and Green Valley Road, in the north El Dorado Hills area, Supervisorial District 1. [*Project Planner: Tom Dougherty*] (Mitigated Negative Declaration prepared)\*

Staff Recommendation: Approval

**ACTION: CONTINUED OFF-CALENDAR (5-0)**

**11. REZONE/SPECIAL USE PERMIT (Public Hearing)**

**Z12-0004/S11-0007/Rescue Community Center** submitted by RESCUE COMMUNITY CENTER (Agent: Tim Closner) for the following: (1) Rezone from Estate Residential Five-Acre (RE-5) to Recreational Facilities (RF); and (2) Special Use Permit to allow the expansion of a non-conforming use to include a remote control scale car race track as part of an existing community center. The property, identified by Assessor's Parcel Number 069-160-16, consisting of 4.012 acres, is located on the south side of Green Valley Road, approximately 300 yards west of the intersection with Deer Valley Road, in the Rescue area, Supervisorial District 4. [*Project Planner: Aaron Mount*] (Mitigated Negative Declaration prepared)\*

Staff Recommendation: Recommend approval to the Board of Supervisors

**ACTION: CONTINUED TO APRIL 25, 2013 MEETING (5-0)**

**12. ADJOURNMENT**

Respectfully submitted,  
ROGER TROUT, Executive Secretary

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.