



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 June 13, 2013 – 8:30 A.M.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are recorded. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

Persons wishing to speak on a Consent Calendar item are requested to 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. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment at 9:00am. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Current Agenda webpage subject to staff's ability to post the documents before the meeting.

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.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

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:** May 23, 2013
Staff Recommendation: Approve meeting minutes as presented
ACTION: APPROVED (3-0; abstain: Heflin, Shinault)
 - b. **River Use Permit:** Transfer of River Use Permit #34 from Roger Lee/Wilderness Adventures, Inc. to Donald J. Hill/American River Recreation, Inc., holder of River Use Permit #40, and retain River Use Permit #34 as a component (secondary) permit in addition to River Use Permit #40. [*Staff: Noah R. Triplett/Chief Administrative Office-Parks Division*]
Staff Recommendation: Approve transfer of River Use Permit #34 from Roger Lee/Wilderness Adventures, Inc. to Donald J. Hill/American River Recreation, Inc. along with request to retain River Use Permit #34 as a component permit in addition to River Use Permit #40.
ACTION: APPROVED (5-0)

- c. **2012 Annual Report on the River Management Plan** [Staff: Noah Triplett
Chief Administrative Office-Parks Division]

Staff Recommendation: Receive and file; and continue implementation of the River Management Plan as currently prescribed.

ACTION: RECEIVE AND FILE (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. SPECIAL USE PERMIT REVISION (Public Hearing)

S81-0116-R/El Dorado Hills Fire Department Station No. 84 submitted by EL DORADO HILLS FIRE DEPARTMENT and AT&T MOBILITY (Agents: James O'Camb and Buzz Lynn) to request the following: (1) A revision to a Special Use Permit to replace an existing 4,144 square foot fire station with a new 10,556 square foot fire station, with a 50-foot tall hose drying tower; (2) AT&T cellular communication equipment to be installed on the upper portion of the hose drying tower of the fire station; and (3) Special Use Permits S96-0017 and S96-0017-R to be superseded with this permit. The property, identified by Assessor's Parcel Number 110-010-08, consisting of 0.88 acre, is located on the west side of Francisco Boulevard, approximately one-fourth mile north of the intersection with Green Valley Road, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Gina Paolini] (Categorical Exemption pursuant to Sections 15301(1)(3) and 15302 of the CEQA Guidelines)**

Staff Recommendation: Approval

ACTION: APPROVED (5-0)

9. **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)* [*continued from 3/28/13, 4/25/13 & 5/9/13 meetings*]

Staff Recommendation: Recommend approval to the Board of Supervisors
ACTION: RECOMMENDED APPROVAL (3-2 [Heflin, Pratt])

10. **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.

*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.