



EL DORADO COUNTY PLANNING SERVICES

John Knight..... District I
John MacCready..... District II
Dave Machado..... District III
Walter Mathews..... District IV
Alan Tolhurst..... District V
Jo Ann Brillisour..... Clerk of the Commission

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A G E N D A

**Regular Meeting of the Planning Commission
January 24, 2008 – 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 three 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.

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 THE PLANNING DEPARTMENT OFFICE**

8:30 A.M.

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PLEDGE OF ALLEGIANCE**
4. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

Election of Officers: The Commission will elect a Chair, First Vice Chair, and Second Vice Chair for 2008.

Updates: Tentative Map TM06-1425/Shady Glenn and TM07-1447/Farren

5. **COMMISSIONERS' REPORTS**

9:00 A.M.

6. **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:** January 10, 2008
 - b. **River Use Permits:** Request submitted by JERRY ASHBURN, President of Earthtrek Expeditions, Inc., to transfer a portion of RUP #03 to RUP#58, Expeditions, Inc., and transfer of RUP #03 to Pacific Coast Ventures Group, Inc. (dba American Adventures)

Staff: Noah Rucker-Triplett **Recommendation:** Approval
 - c. **GOV07-0012** submitted by the EL DORADO COUNTY GENERAL SERVICES DEPARTMENT for a finding of consistency with the General Plan for the acquisition of the proposed Rubicon Public Trail Easement, identified by Assessor's Parcel Number 010-090-12, consisting of 102.5 acres, located along the northwestern shore of Loon Lake, east of the terminus of Wentworth Springs Road, and north of the terminus of Ice House Road.

Staff: Thomas A. Lloyd **Recommendation:** Find request consistent
 - d. **GOV08-0001** submitted by the EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION for a finding of consistency with the General Plan for their 2008 Capital Improvement Program.

Staff: Larry Appel **Recommendation:** Find request consistent

- e. **Finding of Consistency GOV07-0009** – Pioneer Fire Protection District Capital Improvement Plan

Staff: Thomas A. Lloyd Recommendation: Find request consistent with General Plan

This item was continued from the meeting of January 10, 2008.

CONSENT CALENDAR ACTION:

END OF APPLICATION CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

7. **REZONE/TENTATIVE PARCEL MAP** (Public Hearing)

Z07-0020/ P07-0018 submitted by BRUCE TEIE (Engineer: Bob Olson) to rezone property from Estate Residential Ten-acre (RE-10) to Estate Residential Five-acre (RE-5) and a tentative parcel map to subdivide the subject property into two five-acre parcels. The property, identified by Assessor's Parcel Number 051-230-33, consisting of 10.002 acres, is located on the south side of Coon Hollow Road, approximately 1.25 miles southeast of the intersection with State Route 49, in the **Placerville Periphery area**, Supervisorial District III. (Negative declaration prepared)*

The **Board of Supervisors** will consider these applications on **February 26, 2008**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

The Planning Commission and/or Board of Supervisors may consider other zoning found to be consistent with the County General Plan.

Staff: Tom Dougherty Recommendation: Recommend approval

ACTION:

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

S07-0018/Executive Boat Club submitted by KAYLE and LAURA LARSEN to allow the operation of an expanded home business within an accessory building. The permit would allow for the storage of boats and recreational equipment within an existing structure. The property, identified by Assessor's Parcel Number 124-010-04, consisting of five acres, is located on the east side of Hidden Acres Drive, 0.20 mile south of the intersection with Green Valley Road, in the **El Dorado Hills area**, Supervisorial District I. (Categorically exempt pursuant to Section 15301 of the CEQA Guidelines)**

Staff: Jonathan Fong Recommendation: Conditional approval

ACTION:

9. GENERAL PLAN UPDATE

Policy Interpretation: General Plan Policy 8.1.3.1

Staff: Peter Maurer **Recommendation:** See staff report on file in Planning Services

ACTION:

10. ZONING ORDINANCE UPDATE

Review/Discussion: Update process

Staff: Roger Trout **Recommendation:**
ACTION:

11. WORKSHOP

Coordinated Processing in Building and Planning

Staff: Larry Lohman/Larry Appel
ACTION:

12. DEPARTMENT OF TRANSPORTATION

13. COUNTY COUNSEL'S REPORTS

14. DIRECTOR'S REPORTS

15. ADJOURNMENT

Respectfully submitted,
LAWRENCE W. APPEL, Deputy Director of Planning Services

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 Planning Services; 2850 Fairlane Court; Placerville, CA 95667.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 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.

**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.

Meetings for the Month of February

February 11, 2008; 1:30 p.m. - **Special:** Joint meeting with the Board of Supervisors, Supervisors Meeting Room, 330 Fair Lane, Placerville – Draft Roadway Classification System

February 14, 2008; 8:30 a.m. – Regular

February 19, 2008; 1:00 p.m. – **Special:** Joint meeting with Agricultural Commission, Supervisors Meeting Room, 330 Fair Lane, Placerville - Update on Williamson Act by the Department of Conservation

February 28, 2008; 8:30 a.m. – Regular