



# EL DORADO COUNTY PLANNING COMMISSION

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

Alan Tolhurst, Chair, District V  
John MacCready, First Vice Chair, District II  
Dave Machado, Second Vice Chair, District III  
John Knight, District I  
Walter Mathews, District IV

Jo Ann Gillion ..... Clerk of the Commission

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## AGENDA

### **Regular Meeting March 27, 2008 – 8:30 A.M.**

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.

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**HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE  
INQUIRE WITHIN THE PLANNING DEPARTMENT OFFICE**

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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.)

**Minutes:** February 19, 2008 (~~morning session~~); ~~February 28, 2008~~ March 13, 2008  
**ACTION:**

**RIVER USE PERMITS**

- a. Request submitted by NATE RANGEL/Adventure Connection, Inc./RUP #50 and STEPHEN LILES and BETTY LOPEZ/W.E.T. River Trips/RUP #08 for transfer of 30 weekend user days from RUP #50 to RUP #08.

Staff: Noah Rucker-Triplett                      Recommendation:      Approval  
**ACTION:**

- b. Request submitted by GARY ROLLINSON/Rollinson Adventures, LLC/RUP for transfer of RUP #19 to Guy Gables and Deric Rothe/dba Sierra Whitewater, LLC.

Staff: Noah Rucker-Triplett                      Recommendation:      Approve transfer and grant  
new outfitter a one-year provisional permit.  
**ACTION:**

- c. **RIVER MANAGEMENT PLAN**

2007 Annual Report

Staff: Noah Rucker-Triplett                      Recommendation:      Receive and file  
**ACTION:**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

**END OF APPLICATION CONSENT CALENDAR**

9:00 A.M.

**PUBLIC FORUM/PUBLIC COMMENT**

**7. CONCEPTUAL REVIEW**

**Pre-Application PA07-0081/South Shingle Business Park** submitted by JOHN CONFORTI. The site is the former Vita Bark site, identified by Assessor's Parcel Numbers 087-290-41 and -42, located on the west side of south Shingle Road, approximately 3.5 miles south of the intersection with U.S. Highway 50, in the **Shingle Springs area**, Supervisorial District II.

Staff: Jason Hade                      Recommendation:      No action required

**ACTION:**

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

**S06-0012/High Hill Ranch** submitted by JERRY VISMAN to consolidate previously approved uses into a single special use permit and to legalize various uses currently in operation but not permitted. Uses permitted by existing permits include: picnic area and pie shop (S69-0056); mobile home for agricultural employee (S70-0020); and 600 square foot agricultural employee housing (S87-0002). Existing uses not permitted consist of: dining facility operated concurrently with a bake shop for the sale of on-site produced agricultural products and byproducts (note – the site has one bake shop [legal] and two dining facilities with commercial kitchens); sale of food products and alcoholic beverages not produced on site at High Hill Ranch; addition to apple/food sales building within setback from a road easement; trout pond/fishing; pony rides; large special events; craft fairs (20 to 40 crafters each weekend of peak season); conducting special events for commercial purposes in excess of 12 per year; and special events for commercial purposes in excess of 250 persons for sale and gift items (craft fair). The expansion of the existing gift shops in excess of 1,000 square feet is proposed as an addition to the subject use permit. The property, identified by Assessor's Parcel Number 048-160-23, consisting of 31 acres, is located on the north side of Carson Road, approximately one half mile west of the intersection with U.S. Highway 50, in the **Camino area**, Supervisorial District III. (Categorically exempt pursuant to Section 15270 of the CEQA Guidelines)\*

Staff: Jason Hade                      Recommendation:      Denial

**ACTION:**

9. **ZONING ORDINANCE UPDATE** (Public Hearing)

- a. **OR07-0005/Bed and Breakfast Ordinance:** To consider incorporating the draft Bed and Breakfast section into the adopted Zoning ordinance. See Attachment 1 for draft ordinance. (Exempt pursuant to Section 15061(b.3) of the CEQA Guidelines)\*

The **Board of Supervisors** will consider this item on **April 29, 2008**, at **2:00 p.m.**, in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667.

Staff: Lillian Mac Leod      Recommendation:      Recommend approval

**ACTION:**

- b. **Zoning Ordinance Update:** Review of draft “Use Types” by classification; draft Table of Contents; Draft Article 1 (Section 17.10 and 17.12); Draft Article 2 (portions); and draft Glossary.

Copies of the staff report are available for review and/or purchase in Planning Services during normal business hours or may be reviewed on the Planning Services web site

Staff: Roger Trout      Recommendation:      No action required

**ACTION:**

10. **GENERAL PLAN UPDATE**

- a. **Housing Element:** To receive input on and consideration of the Draft Housing Element.

Staff: Shawna Purvines      Recommendation:      Recommend adoption

**ACTION:**

- b. **Draft INRMP Important Habitat Map:** For review and discussion only.

Staff: Monique Wilbur      Recommendation:      No action required

**ACTION:**

11. **DEPARTMENT OF TRANSPORTATION**

12. **COUNTY COUNSEL’S REPORTS**

13. **DIRECTOR’S REPORTS**

14. **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.

\*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 April**

April 10, 2008; 8:30 a.m. – Regular

April 24, 2008; 8:30 a.m. – Regular