



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

CONFIRMED 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.

**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. **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: Continued to April 10, 2008

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: Approved

- 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: Approved

- c. **RIVER MANAGEMENT PLAN**

2007 Annual Report

Staff: Noah Rucker-Triplett Recommendation: Receive and file

ACTION: Received and filed

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. **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: Conceptually approved; continued to Consent Calendar on April 10, 2008, for final recommendation

- 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: No action taken

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: Recommended adoption

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

Staff: Monique Wilbur **Recommendation:** No action required
ACTION: No action taken

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