



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
February 8, 2007, 2006 – 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. **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: January 25, 2006

ACTION:

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

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

6. **COMMISSIONERS' REPORTS**

CONSENT CALENDAR/APPLICATIONS

7. **RIVER USE PERMITS**

- a. River Use Permit #2 – Request submitted by TYMOTHY K. ARMSTRONG, owner of Gold Rush Outfitters, to transfer River Use Permit #2 to Gold Rush Outfitters, LLC.

Staff: Noah Rucker-Triplett

Recommendation: Approve transfer and grant the new outfitter a one-year provisional permit.

ACTION:

- b. River Use Permits #28 and #63 – Request submitted by PAT FISHER, owner of South Bay River Rafters, and CHRISTOPHER PYLE, owner of Christopher Robin, Inc., to transfer 6 weekend and 25 weekday user days from River Use Permit #28 to River Use Permit #63.

Staff: Noah Rucker-Triplett

Recommendation: Approval

ACTION:

END OF CONSENT CALENDAR

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT

8. WILLIAMSON ACT CONTRACT/REZONE (Public Hearing)

Williamson Act Contract WAC06-0014/Rezone Z06-0039 submitted by GREG and SHARON BAIOCCHI to establish a new agricultural preserve and rezone the same property from Estate Residential Ten-acre (RE-10) to Agricultural Preserve (AP). The property, identified by Assessor's Parcel Number 046-061-37, consisting of 35.2 acres, is located on the south side of Hidden Ranch Road, 0.5 mile east of the intersection with Mt. Aukum Road, in the **Somerset area** (Supervisory District II). (Categorically exempt pursuant to Section 15317 of the CEQA Guidelines)*

These applications will be considered by the **Board of Supervisors** on **March 13, 2007**, 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 General Plan.

Staff: Michael Baron Recommendation: Recommend approval
ACTION:

9. ENVIRONMENTAL IMPACT REPORT (Public Hearing)

Draft Environmental Impact Report/Floor Area Ratio (A06-0002) – Hearing to receive public input on the subject draft EIR.

Staff: Steven Hust Recommendation: For input only. No action required.
ACTION:

10. NON-CONFORMING USE (Public Hearing)

Site Plan Review SPR06-0138; to consider the non-conforming use status of the Coolwater Creek Road construction yard located on Assessor's Parcel Number 323-200-04 (2440 Coolwater Creek Road), one mile south of the intersection with Cold Springs Road, in the **Placerville area** (Supervisory District III). Property owners: Michele Brewer Barnes/Mark Barnes. Agent: Matt Muntean/Western Water Constructors, Inc. Engineer: Owen Engineering & Management Consultants.

Staff: Jason Hade Recommendation: Find use illegal
ACTION:

11. REPORTS

Long Range Planning Work Program

This item was continued from the meeting of January 11, 2007.

STAFF: Steven Hust

Recommendation: No action required.

ACTION:

12. FINDING OF CONSISTENCY (Public Hearing)

Request submitted by the EL DORADO HILLS COMMUNITY SERVICE DISTRICT for a finding of consistency with the General Plan for their Proposed Park Impact Fee Nexus Study Update.

Staff: Roman Anissi

Recommendation: Find study consistent with the General Plan

ACTION:

13. GENERAL PLAN UPDATE

14. ZONING ORDINANCE UPDATE

15. DEPARTMENT OF TRANSPORTATION

16. COUNTY COUNSEL'S REPORTS

17. DIRECTOR'S REPORTS

18. ADJOURNMENT

Respectfully submitted,
GREGORY L. FUZ, Development Services Director

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 February

February 8, 2007; 8:30 a.m. – Regular

February 22, 2006; 8:30 a.m. – Regular

ADDENDUM

GENERAL PLAN UPDATE

This item will be considered under **DEPARTMENT REPORTS AND COMMUNICATIONS**

Quarterly Status Report: Agriculture and Forestry, Economic Development, and Parks and Recreation

STAFF (Shawna Purvines) **Recommendation:** Receive and file. No action required.

ACTION:

1:30 P.M.

WINERY ORDINANCE

Discussion and direction to staff regarding the preparation of the Draft Wineries Ordinance Project Description for purposes of environmental review and recommendations to the Board of Supervisors; and consideration of staff's Public review Draft Ordinance, dated June 28, 2006, the Agricultural Commission's Recommended Winery Ordinance, dated January 4, 2006, and the Industry Subcommittee Adopted Proposed Winery Ordinance, dated January 3, 2007.

This item was continued from the meeting of January 25, 2007.

Staff: Pierre Rivas

ACTION:

ADDENDUM – 2

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**

Resolution of Intention No. 2007-01: To consider amending the Zoning Ordinance to modify the Site Plan review process to include a General Plan Consistency analysis.

Staff: Roger Trout

Recommendation: Adopt Resolution

ACTION: