



County of El Dorado

MEETING AGENDA Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone: 530-621-5355
fax: 530-642-0508

Patrick J. Frega, Chair, District 5
Jeff Hansen, First Vice-Chair, District 3
Tim Costello, Second Vice-Chair, District 4
David Spaur, District 1
Bob Williams, District 2

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, August 13, 2026

9:00 AM

<https://edcgov-us.zoom.us/j/81917381240>

Planning Commission Hearing Room
2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

For Purposes of the Brown Act § 54954.2 (a), the numbered items on this Agenda give a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

PUBLIC PARTICIPATION INFORMATION

In accordance with the Ralph M. Brown Act and recent updates under Senate Bill 707, the El Dorado County Planning Commission is committed to ensuring accessible and inclusive public meetings where remote participants have the same opportunity to address the Commission in-person attendees. There are multiple ways to attend, view, and participate:

In-Person: Attend and provide comments in-person at the Planning Commission Hearing Room.

Zoom: Join the meeting at: <https://edcgov-us.zoom.us/j/84569455109>

- Meeting ID: 845 6945 5109
- You may join the live stream 15 minutes prior to the posted meeting start time.
- To make a public comment via Zoom, use the "Raise Hand" feature.

By Phone: Call 530-621-7603 or 530-621-7610

- Press *9 to indicate your desire to comment.

Written Comments: If you prefer not to attend or speak during the meeting you may submit written comments on specific agenda items. Please email your comments to planning@edcgov.us by 2 PM the day before the meeting to ensure timely distribution to the Commission. All written comments will be entered into the public record. The clerk cannot guarantee that any public comment received after the deadline will be delivered to the Commission prior to any action on the subject matter.

By participating in this meeting, you acknowledge that you are being recorded and may be publicly broadcast.

All meeting agendas, most Board of Supervisors meeting videos, supplemental materials, and meeting minutes are available at: <http://eldorado.legistar.com/Calendar.aspx>

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Each speaker will be allotted up to three (3) minutes to address the Commission.

- If time is exceeded, the speaker's microphone will be muted
- Individuals may speak only once during each designated public comment period.

At the Commission's discretion, the Commission may establish:

- A specific time limit per speaker, and/or
- A total time limit for public comment on any item or Open Forum.

Applause, outbursts, or other disruptions are not permitted in the Hearing Room.

9:00 A.M. - CALL TO ORDER & ROLL CALL**PLEDGE OF ALLEGIANCE****ANNOUNCEMENTS REGARDING THE AGENDA****PUBLIC COMMENT ON THE CONSENT CALENDAR****APPROVAL OF THE CONSENT CALENDAR**

All items on the Consent Calendar are to be approved by one motion unless a Commission member requests an item be removed from the Consent Calendar for discussion and a separate Commission action.

CONSENT CALENDAR

1. [26-1268](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 23, 2026.

2. [26-1276](#) Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure (AWA), to:
 - 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c) (2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and
 - 2) approve the transfer of 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit 13 to River Use Permit 28.

Staff recommends the Commission approve the request from Action Whitewater Adventure (AWA) to transfer 17 weekend user day allocations and 15 weekday user day allocations from River Use Permit (RUP) 13 to River Use Permit (RUP) 28.

A Staff Report is attached.

CONTACT

Zachary Perras, Parks Manager
Chief Administrative Office, Parks & Trails Division

3. [26-1277](#)

Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure and Stephan Rueck, NorCal Whitewater Adventures to:

- 1) Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c) (2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of the transfer of River Use Permit user days; and
- 2) approve the transfer of River Use Permit 13 from Action Whitewater Adventure to NorCal Whitewater Adventures.

Staff recommends the Commission approve the request to transfer River Use Permit (RUP) 13 currently held by Action Whitewater Adventure to NorCal Whitewater Adventures.

A Staff Report is attached.

CONTACT

Zachary Perras, Parks Manager

Chief Administrative Office, Parks & Trails Division

END OF CONSENT CALENDAR**OPEN FORUM**

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

AGENDA ITEMS

4. [26-1264](#) Hearing to consider adoption of the El Dorado & Diamond Springs Design Standards and Guidelines (El Dorado & Diamond Springs DSG) and Zoning Ordinance amendments to implement the El Dorado & Diamond Springs DSG. Staff recommends the Planning Commission (Commission) forward the following recommendations to the Board of Supervisors (Board): 1) Adopt the Addendum to the County's 2015 Targeted General Plan Amendment and Zoning Ordinance Update Final Environmental Impact Report (FEIR), certified in December 2015 (State Clearinghouse No. 2012052074) (Attachment B); and 2) Approve the El Dorado & Diamond Springs DSG and associated minor Zoning Ordinance amendments to implement the El Dorado & Diamond Springs DSG as presented, based on the Findings (Attachment B).

STAFF AND COMMISSIONER UPDATES

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

If you challenge an 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.