



# County of El Dorado

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

## Minutes - Draft Planning Commission

*Gary Miller, Chair, District 2*  
*James Williams, First Vice-Chair, District 4*  
*Jon Vegna, Second Vice-Chair, District 1*  
*Jeff Hansen, District 3*  
*Brian Shinault, District 5*

*Char Tim, Clerk of the Planning Commission*

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Thursday, February 22, 2018

8:30 AM

Building C Hearing Room

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<http://eldorado.legistar.com/Calendar.aspx>

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All Planning Commission hearings are recorded. An audio recording of this meeting will be published to the website. Please note that due to technology limitations, the link will be labeled as "Video" although only audio will play. The meeting is not video recorded.

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, the matter shall be returned to the Commission for deliberation. Members of the public shall not be entitled to participate in that deliberation, or be present at the podium during such deliberation, except at the invitation of the Commission for a point of clarification or question by the Commission.

Matters not on the agenda may be addressed by the general public during Public Forum/Public Comment. Comments during Public Forum/Public Comment are limited to 3 minutes per person. The Commission reserves the right to waive said rules by a majority vote. Public Forum/Public Comment is for comment only. No action will be taken on these items unless they are scheduled on a future agenda.

Staff materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for inspection during normal business hours in Planning Services located at 2850 Fairlane Court, Placerville, CA. Such documents are also available on the Commission's Meeting Agenda webpage subject to staff's ability to post the documents before the meeting.

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, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any action on the subject matter.

For purposes of the Brown Act, Section 54954.2(a), the numbered items on this agenda give a brief description of each item to be discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

**8:30 A.M.**

#### **CALL TO ORDER**

Meeting was called to order at 8:30 A.M. by Commissioner Miller.

#### **PLEDGE OF ALLEGIANCE TO THE FLAG**

#### **ADOPTION OF AGENDA AND APPROVAL OF THE 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 motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Adopt the Agenda and Approve the Consent Calendar with Commissioner Hansen abstaining from Item #1.**

**Yes:** 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

**Absent:** 1 - Commissioner Shinault

#### **CONSENT CALENDAR**

1. [18-0262](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 8, 2018.

**Item was Approved on the Consent Calendar with Commissioner Hansen abstaining.**

#### **END OF CONSENT CALENDAR**

**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)**

Mel Pabalinas, Planning and Building Department, reported on the actions taken by the Board on February 13, 2018 on projects previously considered by the Commission.

**COMMISSIONERS' REPORTS**

There were no Commissioners' Reports.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no Public Comment.

**AGENDA ITEMS**

- 2. [18-0263](#) Hearing to consider the Time Extension request for the Cambridge Townhomes project (Tentative Subdivision Map Time Extension TM07-1450-E) to allow six one-year time extensions to the approved Cambridge Townhomes Tentative Subdivision Map resulting in a new expiration date of July 24, 2023, on property identified by Assessor's Parcel Numbers 082-531-15 and 082-531-16, consisting of 1.21 acres, in the Cameron Park area, submitted by Cambridge Road Townhomes, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Determine that pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Planning Commission on July 24, 2008; and
- 2) Approve TM07-1450-E extending the expiration of the approved tentative subdivision map for six years to July 24, 2023, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisorial District 2)

**A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff's recommended actions.**

**Yes:** 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

**Absent:** 1 - Commissioner Shinault

3. [18-0268](#) Hearing to consider the Time Extension request for the Campobello project (Tentative Subdivision Map Time Extension TM05-1403-E) to allow six one-year time extensions to the approved Campobello Tentative Subdivision Map resulting in a new expiration date of September 25, 2023, on property identified by Assessor’s Parcel Numbers 119-380-01, 119-380-02, 119-380-03 and 119-380-04, consisting of 32.218 acres, in the Cameron Park area, submitted by Ronald and Joan Wachter; and staff recommending the Planning Commission take the following actions:
- 1) Determine that pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on September 25, 2007 (Legistar File 07-1513); and
  - 2) Approve TM05-1403-E extending the expiration of the approved tentative subdivision map for six years to September 25, 2023, based on the Findings and subject to the original Conditions of Approval as presented.
- (Supervisory District 2)

**A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to Approve staff’s recommended actions.**

**Yes:** 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

**Absent:** 1 - Commissioner Shinault

4. [18-0271](#) Hearing to consider a request for a Finding of General Plan consistency of the acquisition of real property by the County for the purposes of, and mitigation for, impacts to Gabbro Soil rare plants (GOV18-0001/Rare Plant Mitigation Land Acquisition-DeWolf Family Partnership) on property identified by Assessor’s Parcel Number 109-230-12, consisting of 51.23 acres, in the Cameron Park area; and staff recommending the Planning Commission find the County acquisition of Assessor’s Parcel Number 109-230-12 for the purposes of, and mitigation for, impacts to Gabbro Soil rare plants is consistent with the El Dorado County General Plan, pursuant to Government Code Section 65402.
- (Supervisory District 2)

*Public Comment: K. Greenwood*

**A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff’s recommended actions and direct staff to explore methods to control access to parcel to limit negative impacts to the site.**

**Yes:** 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

**Absent:** 1 - Commissioner Shinault

- 5. [18-0295](#) Community Development Services, Planning and Building Department presenting Findings for Denial for the AT&T CAF4 project (Conditional Use Permit S17-0016) on the following sites: (a) Site 1-Cool: Assessor’s Parcel Number 071-032-15, Supervisorial District 4; (b) Site 2-Newtown: Assessor’s Parcel Number 077-091-06, Supervisorial District 3; (c) Site 3-Pleasant Valley: Assessor’s Parcel Number 078-180-38, Supervisorial District 2; (d) Site 4-Soapweed: Assessor’s Parcel Number 085-010-13, Supervisorial District 4; (e) Site 5-Latrobe: Assessor’s Parcel Number 087-181-10, Supervisorial District 2; (f) Site 6-Zee Estates: Assessor’s Parcel Number 104-370-24, Supervisorial District 4; and (g) Site 7-Gold Hill: Assessor’s Parcel Number 105-110-81, Supervisorial District 4.

The Planning Commission conceptually denied all sites of Conditional Use Permit S17-0016 on February 8, 2018, and continued item to February 22, 2018 to prepare written Findings for Denial. Staff is recommending the Planning Commission take the following action: 1) Deny Conditional Use Permit S17-0016 based on the Findings for Denial as presented.

(Supervisorial Districts 2, 3, 4) (cont. 2/8/18; Item #3; Legistar File 18-0161)

*Public Comment: B. Craft, R. Hellsvig, K. Greenwood*

**A motion was made by Commissioner Miller, seconded by Commissioner Hansen, to Continue item off-calendar to allow applicant to have public outreach with the community and re-present the various sites to the Planning Commission as separate projects.**

**Yes:** 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

**Absent:** 1 - Commissioner Shinault

**ADJOURNMENT**

**Meeting was adjourned at 9:47 A.M. by Commissioner Miller.**

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.