



County of El Dorado

Planning and Building
Department
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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

Thursday, May 10, 2018

8:30 AM

Building C Hearing Room

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:
<http://eldorado.legistar.com/Calendar.aspx>

To listen to open session portions of the meeting in real time, dial (530) 621-7607. This specialized dial-in number is programmed for listening only and is operable when the audio system inside the meeting room is activated. Please be advised that callers will experience silence anytime the Commission is not actively meeting, such as during a break period.

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact the Clerk to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

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.

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. Planning Services cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to 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.

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.

PROTOCOLS FOR PUBLIC COMMENT

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

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

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 three 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.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

Upon completion of public comment on an agenda item, 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.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

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 Hansen, to Adopt the Agenda and Approve the Consent Calendar.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

CONSENT CALENDAR

1. [18-0611](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 26, 2018.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

There were no Departmental Reports.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

2. [18-0713](#) Community Development Services, Department of Transportation presenting Findings of Consistency of the 2018 Annual Capital Improvement Program (CIP) Update with the General Plan and recommending that the Planning Commission take the following actions:
- 1) Approve the Finding of Consistency of the 2018 Annual CIP with the General Plan; and
 - 2) Approve the Finding of Consistency of four additional projects to be included in the 2018 Annual CIP:
 - (a) Bass Lake Road - US Highway 50 to Serrano Parkway;
 - (b) Latrobe Road - Investment Blvd. to Golden Foothill Parkway/Clubview Drive;
 - (c) U.S. Highway 50 West Bound Auxiliary Lane - Cameron Park Drive to Cambridge Road; and
 - (d) Missouri Flat Road - Enterprise and Industrial Intersection Improvements.

Public Comment: D. Parrish

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

- Yes:** 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

3. [18-0613](#) Hearing to consider a revision to the Campobello project (Tentative Subdivision Map Revision TM05-1403-R) requesting revisions to the previously approved Conditions of Approval affecting offsite and onsite road improvements and the annexation to the El Dorado Irrigation District on property identified by Assessor's Parcel Numbers 119-380-01, 119-380-02, 119-380-03, and 119-380-04, consisting of 32.2 acres, in the Cameron Park area, submitted by Ronald D. Wachter and Joan D. 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; and
 - 2) Approve Tentative Subdivision Map Revision TM05-1403-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

Public Comment: C. Anderson

A motion was made by Commissioner Hansen, seconded by Commissioner Vegna, to Continue this item to the June 14, 2018, meeting and direct staff to come back with revised Conditions of Approval as discussed.

- Yes:** 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

4. [18-0614](#) Hearing to consider the Leaning Tree Lodge project (Conditional Use Permit S16-0008)* allowing a Bed & Breakfast Inn within an existing single-family dwelling and detached “bunkhouse”, with Special Events, including amplified sound, for up to 150 guests for a maximum of 12 events per calendar year on property identified by Assessor’s Parcel Number 048-121-65, consisting of 10.61 acres, in the Camino area, submitted by Cara Nelson; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Conditional Use Permit S16-0008 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3)

Public Comment: D. Runkle, J. Jones, M. Jackson, L. Erfle, D. Parrish, L. Knight, J. Evans, B. McDavid, J. Scelsi, M. Camp

A motion was made by Commissioner Shinault, seconded by Commissioner Hansen, to Continue this item off-calendar at the request of the applicant.

- Yes:** 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

5. [18-0578](#) Hearing to consider the Cameron Ranch project (Rezone Z17-0001/Planned Development PD17-0001/Tentative Subdivision Map TM17-1531)* for the following requests: (1) Tentative Subdivision Map, Rezone, and Planned Development that would allow for the construction of 41 single-family residential units (32 Attached, 9 Detached); (2) Rezone to add the Planned Development combined zone to complement the existing Multi-unit Residential zone; and (3) Design Waivers of the El Dorado County Design and Improvement Standard Manual on property identified by Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01, consisting of 5.6 acres, in the Cameron Park area, submitted by Starbuck Road 56, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study;
- 2) Approve Z17-0001 rezoning Assessor's Parcel Numbers 102-110-24, 102-110-14, and 102-421-01 to add the Planned Development overlay based on the Findings presented;
- 3) Approve Tentative Subdivision Map TM17-1531 based on the Findings and subject to the Conditions of Approval as presented; and
- 4) Approve the following Design Waivers for the modification of subdivision road improvement Standard Plan 101B:
 - (a) Drive D: Reduction of right-of-way width from 50 feet to 39 feet; and Reduction in sidewalk width from 6 feet to 4 feet;
 - (b) Drives A, B, and C: Reduction of right-of-way width from 50 feet to 26 feet; and Reduction of road width from 28 feet to 25 feet;
 - (c) Drive E: Reduction of right-of-way width from 50 feet to 45 feet; Reduction in sidewalk width to 4 feet wide; and Reduction in cul-de-sac blub to 42.5-foot radius; and
 - (d) Reduction in driveway setback from curb returns from 25 feet to 4.5 feet.

(Supervisory District 4) (cont. 4/26/18, Item #3)

Public Comment: A. Smith, P. Rodgers, P. Wilder, L. Matteo, S. Smith, C. Rodgers

A motion was made by Commissioner Shinault, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff's recommended actions with the following amendments: (a) Add new Condition of Approval for landscaping along the north side of Drive D and the block wall along Green Valley Road; (b) Modifications as identified in the Staff Memos dated May 8, 2018 (Minor Text Corrections and Revisions to Conditions of Approval) and May 9, 2018 (New Housing Element Findings and Conditions of Approval), including the incorporation of the road widths; and (c) Direction to staff to keep the continuous sidewalk down the cul-de-sac on Drive D.

- Yes:** 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

ADJOURNMENT

Meeting was adjourned at 12:45 P.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.