



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

Thursday, June 14, 2018

8:30 AM

Building C Hearing Room

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

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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.

Present: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

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

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Hansen

CONSENT CALENDAR

- 1. [18-0851](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 10, 2018.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Roger Trout reported on the following:

- Blawkhawk Estates Final Map was approved by the Board of Supervisors on June 12, 2018;
- The Long-Range Planning Work Plan was presented to the Board of Supervisors on June 12, 2018; and
- Last month, the Board of Supervisors denied the Appeal on the Serrano Village J, Lot H project.

Andrew Gaber/DOT reported on the following:

- Dave Spiegelberg had emergency surgery last week and is recovering well;
- El Dorado Irrigation District is circulating the Draft Environmental Impact Report for "piping the ditch" from Forebay to Gilmore; and
- At the June 12, 2018, Board of Supervisors meeting, there was discussion on possible solutions if SB1 was appealed.

Clerk's Note: Commissioner Hansen arrived at 8:36 A.M. and took his seat on the Commission.

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

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

2. [18-0853](#) Hearing to consider a time extension request for the Ridgeview Village Unit 9 project (Tentative Subdivision Map Time Extension TM08-1477-E) for six one-year time extensions to the approved tentative map resulting in a new expiration date of July 11, 2024 on property identified by Assessor's Parcel Number 120-010-01, consisting of 16.84 acres, in the El Dorado Hills area, submitted by Pacific Estates Development; 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 11, 2013; and
 - 2) Approve TM08-1477-E extending the expiration of the approved tentative subdivision map for six years to July 11, 2024, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisory District 1)

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

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

3. [18-0854](#) Hearing to consider the Blissful Gardens project (Conditional Use Permit S17-0011)* to allow for the construction and operation of an assisted living facility on property identified by Assessor's Parcel Number 109-410-07, consisting of 0.85 acre, in the Shingle Springs area, submitted by Rakeshi Sethi; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve S17-0011 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

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

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

4. [18-0857](#) Hearing to consider the AT&T CAF II (Auburn Lake Trails) project (Conditional Use Permit S17-0019)* to allow for the construction of a 160-foot high monopine wireless communication facility within a 40-foot x 45-foot enclosed area on property identified by Assessor's Parcel Number 071-400-30, consisting of 5.102 acres, in the Cool area, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve S17-0019 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

Public Comment: L. Mitchum

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff's recommended actions with the following amendments: (a) New Condition of Approval as identified in the Staff Memo dated June 12, 2018 with the correction to the misspelling of Cramer Court; (b) New Condition of Approval on five-year reviews to state "Due to the ever-changing technology of wireless communication systems, this Conditional Use Permit shall be reviewed by the Planning Commission every five years. At each five-year review, the permit holder shall provide the Planning and Building Department with a status report on the then current use of the subject site and related equipment to include dated photos of the tower and equipment. The Planning Commission shall review the status and determine whether to:

- a. Allow the facility to continue to operate under all applicable conditions; or
- b. Hold a public hearing to determine whether to modify the conditions of approval in order to reduce identified adverse impacts; or initiate proceedings to revoke the conditional use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system.

By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Conditional Use Permit. The applicant shall pay a fee determined by the Planning and Building Department Director to cover the cost of processing a five-year review on a time and materials basis."; (c) **New Condition of Approval on routine generator maintenance to state "Any routine maintenance that requires running the generators or automatic recycling of the generator shall be performed between the hours of 9:00 a.m to 5:00 p.m Monday through Friday.";** and (d) **New Condition of Approval on vegetative fire clearances to state "Vegetative Fire Clearances: Prior to June 1st each year, there shall be vegetation clearance around all EVA's (Emergency Vehicle Access), buildings, up to the property line as stated in Public Resources Code Section 4291, Title 19 as referenced in the California Fire Code."**

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

5. [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) (cont. 5/10/18, Item #3)

A motion was made by Commissioner Shinault, seconded by Commissioner Hansen, to Approve staff's recommended actions with the following amendments: (a) Revisions to Conditions of Approval 8-15 and the Tentative Map as identified in the Staff Memo dated June 13, 2018.

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

6. [18-0861](#) Hearing to consider the Creekside Plaza project (Rezone Z10-0009/Tentative Parcel Map P10-0012/Planned Development PD10-0005) for the following requests: 1) Rezone; 2) Commercial Tentative Parcel Map subdividing the project site into four parcels and site includes a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation; and 3) Establish a Development Plan for the proposed commercial center on property identified by Assessor’s Parcel Numbers 327-211-14, 327-211-16, and 327-211-25, consisting of 4.39 acres, in the Community Region of Diamond Springs, submitted by Grado Equities VII, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Adopt the Resolution certifying the Environmental Impact Report and adoption of the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d) and the California Environmental Quality Act Findings of Fact;
 - 2) Approve Z10-0009 rezoning Assessor’s Parcel Numbers 327-211-14, 327-211-16, and 327-211-25 from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development based on the Findings presented;
 - 3) Approve P10-0012 based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Approve PD10-0005 as the official Development Plan for Creekside Plaza based on the Findings and subject to the Conditions of Approval. (Supervisory District 3)

A motion was made by Commissioner Williams, 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

ADJOURNMENT

Meeting was adjourned at 9:28 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.