



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
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## Minutes - Draft Planning Commission

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

*Char Tim, Clerk of the Planning Commission*

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Thursday, September 28, 2017

8:30 AM

Building C Hearing Room

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

In-progress Planning Commission meetings can be accessed through a listen-only dial-in number at 530-621-7607.

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](mailto: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.

Persons wishing to speak on a Consent Calendar item are requested to advise the Chair 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 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 Shinault.

**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 recusing himself from Item #1.**

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

**Absent:** 1 - Commissioner Miller

**CONSENT CALENDAR**

- 1. 17-1005** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 14, 2017.

**Item was Approved on the Consent Calendar, with Commissioner Hansen recusing himself.**

**END OF CONSENT CALENDAR**

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

Roger Trout reported on the adopted FY 2017-18 Budget and the River Management Plan discussion held at the Board of Supervisors on September 26, 2017.

**COMMISSIONERS' REPORTS**

Commissioner Shinault reported on the Meyers Community Area Plan.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no Public Comment.

**AGENDA ITEMS**

2. 17-1006

Hearing to consider the Rancheria Court Tanis Split project (Tentative Subdivision Map TM14-1523)\* for a tentative subdivision map creating two residential lots ranging in size from 5.11 to 11.535 acres and the following Design Waivers: (a) Modification of Standard Plan 101C allowing existing Rancheria Court to remain unmodified; and (b) Modification of Standard Plan 101C allowing reduction in the required roadway width to 12 feet for roadway serving Lot 1 through Lot 2 on property identified by Assessor’s Parcel Number 319-330-27, consisting of 16.645 acres, in the Shingle Springs area, submitted by Raymond Tanis; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Program in accordance with California Environmental Quality Act Guidelines, Section 15074(d), incorporating the Mitigation Measures as presented;
- 3) Approve Tentative Subdivision Map TM14-1523, based on the Findings and subject to the Conditions of Approval as presented; and
- 4) Approve the following Design Waivers, as the required Findings could be made:

(a) Modification of Standard Plan 101C allowing existing Rancheria Court to remain unmodified for the portion of the roadway between large rock outcropping and culvert; and

(b) Modification of Standard Plan 101C allowing reduction in the required roadway width to 12 feet for roadway serving Lot 1 through Lot 2.

(Supervisorial District 4)

*Public Comment: S. Taylor*

**A motion was made by Commissioner Hansen, seconded by Commissioner Vegna, to Approve staff’s recommended actions with the following amendment: (a) Modify Condition of Approval #14, second sentence, to read as follows, "The applicant will be allowed to have the existing road width remain the same at Rancheria Court from the large rock (360 feet east of Rancheria Drive) to the culvert (485 feet east of Rancheria Drive)."**

**Yes:** 3 - Commissioner Shinault, Commissioner Hansen and Commissioner Vegna

**Noes:** 1 - Commissioner Williams

**Absent:** 1 - Commissioner Miller

3. 17-0651

Hearing to consider the Diamond Springs Village Apartments project (Planned Development PD17-0002)\* for the construction of ten multi-unit residential buildings and one community building totaling 81 multifamily residential units including one on-site manager unit on property identified by Assessor's Parcel Number 051-461-59, consisting of 10.7 acres, in the Diamond Springs area, submitted by Sergei Oleshko; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration (Attachment G) based on the Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval (Attachment 2C);
- 3) Approve Planned Development PD17-0002 based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) as approved by the Planning Commission on June 22, 2017; and
- 4) Approve new Condition of Approval as stated, "The applicant shall offer to dedicate, in fee, the entire or part of the 3.4 acre Residential Estate Five-Acre (RE-5) zoned section of the property for the development of parkland. This condition is to be satisfied prior to project occupancy." (Supervisorial District 3)

*Public Comment: K. Payne, L. Cole, J. Hansen, L. Parlin, B. Smart, G. Caditz, R. Nichols, L. Brent-Bumb, R. Boylan, J. Thomas, L. Kern, K. Beal, Lisa (?), S. Taylor, C. Wylde*

**A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Continue this item off-calendar to allow time for the applicant to work on the topics discussed during the hearing and return back to the Commission.**

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

**Absent:** 1 - Commissioner Miller

**4. 17-0937**

Community Development Services, Planning and Building Department, recommends that the Planning Commission forward a recommendation of approval to the Board of Supervisors for changes to the proposed General Plan Amendment to the biological resources policies, objectives, and implementation measures, and to the proposed Oak Resources Conservation Ordinance that have been made since the Planning Commission hearing on April 27, 2017. The Planning Commission is only considering non-substantive and/or procedural modifications to the General Plan Amendment and Ordinance that were not considered by the Planning Commission on April 27, 2017.

The Planning Commission hearing was closed on April 27, 2017. The public hearing on the proposed Project was closed by the Board of Supervisors on July 18, 2017. The public will be given the opportunity to comment only on the limited proposed modifications to the proposed General Plan Amendment and Ordinance that are being presented to the Planning Commission on this item; however, the public hearings remain closed.

See also Legistar File 12-1203.

*Public Comment: S. Taylor*

**A motion was made by Commissioner Hansen, seconded by Commissioner Shinault, to recommend Approval to the Board of Supervisors of the proposed modification to General Plan Measure CO-K and the modifications to the proposed Oak Resources Conservation Ordinance (presented by staff, Legistar File 17-0937, Attachment 2D) with additional modifications to Section 130.39.050(J), Exemption for Personal Use, as follows: "Removal of a native oak tree, other than a Heritage Tree or individual valley oak trees and valley oak woodlands..."**

**Yes:** 3 - Commissioner Shinault, Commissioner Hansen and Commissioner Vegna

**Noes:** 1 - Commissioner Williams

**Absent:** 1 - Commissioner Miller

**ADJOURNMENT**

**Meeting was adjourned at 11:59 A.M. by Commissioner Shinault.**

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.