



County of El Dorado

Minutes - Draft Planning Commission

Community Development
Agency
Development Services
Division
2850 Fairlane Court
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Gary Miller, Chair, District 2
Brian Shinault, First Vice-Chair, District 5
James Williams, Second Vice-Chair, District 4
Jeff Haberman, District 1
Jeff Hansen, District 3

Char Tim, Clerk of the Planning Commission

Thursday, February 9, 2017

8:30 AM

Building C Hearing Room

Hearing assistance devices are available for public use - contact the Clerk to the Planning Commission.

Planning Commission Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:

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

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. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

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.

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 or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

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.

ADOPTION OF AGENDA

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to Approve the agenda as amended: (a) Move Item #4 to the end of the agenda.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Haberman and Commissioner Williams

Absent: 1 - Commissioner Shinault

PLEDGE OF ALLIEGANCE TO THE FLAG

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 Hansen, seconded by Commissioner Williams, to Approve the Consent Calendar.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Haberman and Commissioner Williams

Absent: 1 - Commissioner Shinault

- 1. 17-0116 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 26, 2017.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services, 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. 09-1518 Hearing to consider the time extension request for the La Cañada project (Tentative Subdivision Map Time Extension TM08-1463-E) on property identified by Assessor's Parcel Numbers 126-100-18 and 110-020-12, consisting of 143 acres, in the El Dorado Hills area, submitted by the Salmon Falls Land and Cattle Company; and staff recommending the Planning Commission take the following actions:
 1) Determine that pursuant to the California Environmental Quality Act (CEQA) 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 January 19, 2010, as described in the CEQA Findings; and
 2) Approve TM08-1463-E extending the expiration of the approved tentative subdivision map for six years to January 19, 2023, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)

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

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Haberman and Commissioner Williams

Absent: 1 - Commissioner Shinault

- 3. 17-0117** Hearing to consider a revision request to the Village Square project (Design Review Revision DR94-0002-R)** for the Taco Bell Restaurant in the Village Square Commercial Center on property identified by Assessor's Parcel Number 121-180-15, consisting of 1.105 acres, in the El Dorado Hills area, submitted by J.A. Sutherland, Inc.; and staff recommending the Planning Commission take the following actions:
- 1) Certify that the project is Categorically Exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301(g) of the CEQA Guidelines; and
 - 2) Approve DR94-0002-R based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 1)

A motion was made by Commissioner Haberman, seconded by Commissioner Williams, to Approve staff's recommended actions with the following amendments: (a) Modify Condition #1.a by replacing "charcoal asphalt roof shingles" with "flat concrete tile or composition tile, consistent with roofing materials used throughout the shopping center."; and (b) Correct typographical error by deleting Condition #11 which is a duplicate of Condition #8.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Haberman and Commissioner Williams

Absent: 1 - Commissioner Shinault

- 4. 17-0118** Hearing to consider a revision request to the Cameron Park CSD Rasmussen Park project (Special Use Permit Revision S87-0057-R)** to allow operation of an existing T-ball field, installation of a bocce ball court, and the construction of an eight-foot solid wood fence on property identified by Assessor's Parcel Number 083-466-10, consisting of 10 acres, in the Cameron Park area, submitted by the Cameron Park Community Service District (CSD); and staff recommending the Planning Commission take the following actions:
- 1) Find that the project is Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301; and
 - 2) Approve S87-0057-R based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

Public Comment: G. Grahek, L. Ridgley, B. Pearson, M. Miranda, D. Cordano, J. Cordano, C. Fusano, T. Balderrama, M. Nitzen, G. Rambach

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Deny the project.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Haberman and Commissioner Williams

Absent: 1 - Commissioner Shinault

- 5. 17-0119** Hearing to consider the Reverie Retreat Center project (Special Use Permit S15-0016)* to allow the operation of a retreat center and campground on property identified by Assessor's Parcel Number 088-021-02, consisting of 32.01 acres, in the Kelsey area, submitted by Tamara Johnston and Ramon Flielik; 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 S15-0016 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 4)

Public Comment: D. P(?), L. Brent-Bumb, W. Smith, R. van der Vijver, C. Campbell, S. Nisbet, L. Marenco, G. Helm, G. Beck, N. Briel, D. Hale, R. M(?)

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff's recommended actions with the following amendments: (a) Modify Condition #7 by adding in the Monitoring Requirement, "Applicant shall furnish an annual report of sound monitoring data for all events with amplified sound one year following date of occupancy to the Planning Commission and each year after that to the Development Services Division."; (b) Modify Condition #20 by replacing "issuance of the grading permit" to "commencement of use."; and (c) Add new Condition stating "Open campfires at individual campsites are strictly prohibited throughout all phases of project development."

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Haberman and Commissioner Williams

Absent: 1 - Commissioner Shinault

- 6. 17-0120** Hearing to consider the T-Mobile Keetak Street project (Special Use Permit S15-0014)* to allow the construction and operation of a wireless telecommunication facility on property identified by Assessor's Parcel Number 035-262-12, consisting of 1.99 acres, in the South Lake Tahoe area, submitted by T-Mobile; 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 S15-0014 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 5)

Public Comment: R. Robinson, D. Blackwell

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff's recommended actions with the following amendments: (a) Approve Revised Exhibit H as shown in Staff Memo dated 02-03-17; and (b) Modify Condition #9 by replacing "Development Services Division" with "Planning Commission".

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Haberman and Commissioner Williams

Absent: 1 - Commissioner Shinault

ADJOURNMENT

Meeting was adjourned at 2:10 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.