



# County of El Dorado

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

## Minutes - Final Planning Commission

*Walter Mathews, Chair, District 4*  
*Rich Stewart, First Vice-Chair, District 1*  
*Dave Pratt, Second Vice-Chair, District 2*  
*Tom Heflin, District 3*  
*Brian Shinault, District 5*

*Char Tim, Clerk of the Planning Commission*

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Thursday, February 27, 2014

8:30 AM

Building C Hearing Room

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HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE –  
CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are 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](mailto: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 at 9:00am. 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 Current 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**

**Present:** 5 - Member Mathews, Member Heflin, Member Pratt, Member Shinault and Member Stewart

**ADOPTION OF AGENDA**

**A motion was made by Member Heflin, seconded by Member Stewart, to Approve this matter.**

**Yes:** 5 - Member Mathews, Member Heflin, Member Pratt, Member Shinault and Member Stewart

**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.)**

- 1. [14-0276](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 13, 2014.

**A motion was made by Member Stewart, seconded by Member Pratt, to Approve this matter.**

**Yes:** 5 - Member Mathews, Member Heflin, Member Pratt, Member Shinault and Member Stewart

**END OF CONSENT CALENDAR**

**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services, Transportation, County Counsel)**

**COMMISSIONERS' REPORTS**

**9:00 A.M.**

**PUBLIC FORUM / PUBLIC COMMENT**

**AGENDA ITEMS**

2. [14-0277](#) Hearing to consider request to create 61 residential lots ranging in size from approximately 3,000 to 6,200 square feet, and one lettered open space lot [ Tentative Map TM12-1508/Valley View Village Lot X]\*\* on property identified by APN 118-140-63, consisting of 7.85 acres, in the El Dorado Hills area, submitted by Lennar West Valley LLC (Agent: CTA Engineering); and staff recommending the Planning Commission take the following actions:
- 1) Find that there are no substantial changes to the Valley View Specific Plan or the circumstances under which the project will be carried out and that EIR Addendum for the Valley View Specific Plan Program EIR adequately addresses the environmental effects of the project;
  - 2) Approve Tentative Map TM12-1508 based on the Findings and subject to the Conditions of Approval; and
  - 3) Approve the following Design Waivers based on the Findings presented:
    - (a) Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and
    - (b) Reduce 52 foot right of way to 38 feet for Roads A and B, and 25 feet for the right turn only secondary egress, Road C.
- (Supervisory District 2)
- A motion was made by Member Pratt, seconded by Member Heflin, to Approve this matter.**
- Yes:** 5 - Member Mathews, Member Heflin, Member Pratt, Member Shinault and Member Stewart

3. [14-0278](#)

Hearing to consider request for a Specific Plan Amendment, Development Plan Amendment, and a Special Use Permit to allow a residential senior care facility, a Parcel Map creating one 14.8 acre and one 5.5 acre lot, and a Development Plan revision to the existing commercial property [Specific Plan Amendment SP13-0001/Planned Development Revision PD95-0002-R/Planned Development Revision PD95-0007-R/Parcel Map P12-0004/Special Use Permit S13-0017 El Dorado Hills Retirement Residence]\* on property identified by APN 117-160-38, consisting of 20.30 acres, in the El Dorado Hills area, submitted by Lenity Architecture, LLC (Agent: Mark Lowen); and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Adopt the Mitigated Negative Declaration prepared by staff based on the Initial Study;
  - 2) Adopt Specific Plan Amendment SP13-0001 based on the Findings and subject to the Amendments and Revisions document;
  - 3) Approve Planned Development Revision PD95-0002-R based on the Findings and subject to the Amendments and Revisions document;
  - 4) Approve Planned Development Revision PD95-0007-R based on the Findings and subject to the Conditions of Approval;
  - 5) Approve Parcel Map P12-0004 based on the Findings and subject to the Conditions of Approval; and
  - 6) Approve Special Use Permit S13-0017 based on the Findings and subject to the Conditions of Approval.
- (Supervisory District 1) (Cont. 02-27-14, Item 3)

**A motion was made by Member Stewart, seconded by Member Shinault, to Continue this matter to March 27, 2014.**

**Yes:** 5 - Member Mathews, Member Heflin, Member Pratt, Member Shinault and Member Stewart

4. [14-0280](#)

Hearing to consider request to amend the El Dorado Hills Specific Plan reducing the required commercial acreage in Village J, rezone approximately 4.5-acres from Planned Commercial-Planned Development (CP-PD) to One-family Residential-Planned Development (R1-PD), a Development plan to modify the one-family residential zone standards, and Tentative Map creating 119 lots, ranging in size from 6,000 to 15,000 square feet, 9 landscape lots, 1 passive park, and a road easement for the future Sienna Ridge Drive [Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Map TM13-1511/Serrano Villages J5 & J6]\*\* on property identified by APNs 123-040-07, 123-040-09, and 115-400-13, consisting of 36.54 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
- 2) Adopt Specific Plan Amendment SP13-0002 based on the Findings presented;
- 3) Approve Rezone Z13-0002 based on the Findings presented;
- 4) Approve Planned Development PD13-0001, adopting the Development Plan as the official development plan, based on the Findings and subject to the Conditions of Approval;
- 5) Approve Tentative Map TM13-1511 based on the Findings and subject to the Conditions of Approval; and
- 6) Approve the following design waiver requests as the appropriate Findings have been made:
  - (a) Modifications to Standard Plan 101B for reduction of the following roadway right-of-way and improvement widths including reduction of sidewalks from six foot widths to four foot widths:
    - (1) 35 feet = E Street, sta. 8+43.60 to 10+43.00
    - (2) 36 feet = A Street, sta. 1+49.00 to 4+15.82; E Street, sta. 5+79.28 to 8+43.60; and C Street, F, G, and H Courts.
    - (3) 37 feet = J Street
    - (4) 38 feet = I Street
    - (5) 42 feet = A Street, sta. 4+15.82 to 10+50.69; E Street, sta. 1+00 to 5+79.28; and B, D, and G Streets.
  - (b) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets and F, G, and H Courts;
  - (c) Reductions of cul-de-sac right-of-way radius from 60 feet to 45.5 feet and road width radius from 50 feet to 40 feet at the end of F, G, and H Courts; and reductions from 100 feet centerline curve radius to 50 feet for "elbow" curves on A, C, and I Streets, and G Court; and
  - (d) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

**A motion was made by Member Pratt, seconded by Member Stewart, to Continue this matter to April 24, 2014.**

**Yes:** 5 - Member Mathews, Member Heflin, Member Pratt, Member Shinault and Member Stewart

**ADJOURNMENT**

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.

**ADDENDUM**

**AGENDA ITEMS**

5. [14-0176](#) Hearing to consider a request for a Boundary Line Adjustment and revision to an approved Tentative Map with a phasing plan to create eight single-family residential lots ranging in size from 3 to 4.5 acres [Tentative Map Revision TM07-1458-R/Boundary Line Adjustment BLA13-0015/Migianella] on property identified by APN 110-020-45, consisting of 26 acres, in the El Dorado Hills area, submitted by Shan Nejatian and Marie Mitchell; 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 CEQA Guidelines, Section 15074(d) as incorporated in the Conditions of Approval and Mitigation Measures;
  - 3) Approve Boundary Line Adjustment BLA13-0015 based on the Findings presented; and
  - 4) Conditionally approve Tentative Map Revision TM07-1458-R based on the Findings and subject to the Conditions of Approval.  
(Supervisory District 1) (Cont. 02-13-14, Item 4)

**A motion was made by Member Pratt, seconded by Member Heflin, to Approve this matter.**

**Yes:** 5 - Member Mathews, Member Heflin, Member Pratt, Member Shinault and Member Stewart