



County of El Dorado

MEETING AGENDA Planning Commission

Community Development
Agency
Development Services
Division
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

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, March 23, 2017

8:30 AM

Building C Hearing Room

ADDENDUM

Item #6 is being recommended by staff to be continued to the April 27, 2017 meeting.

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

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.)

CONSENT CALENDAR

1. [17-0226](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 9, 2017.

2. [17-0273](#) Chief Administrative Office, Parks Division, submitting request to receive and file the 2016 Annual Report on the River Management Plan; and staff recommending the Planning Commission take the following actions:
- 1) Approve 2016 Annual Report on implementation of the River Management Plan; and
 - 2) Recommend continued implementation of the River Management Plan as currently prescribed.

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

3. [17-0274](#) Hearing to consider the time extension request for the Serrano Village K5, Phase 2 project (Tentative Subdivision Map Time Extension TM10-1496-E) on property identified by Assessor's Parcel Numbers 123-590-01 and 123-590-05, consisting of 16.5 acres, in the El Dorado Hills area, submitted by Serrano Associates; and staff recommending the Planning Commission take the following actions:
- 1) Find TM10-1496-E for the approved Serrano Village K5, Phase 2 residential tentative subdivision map to be exempt under California Environmental Quality Act Section 15182 (Residential Projects pursuant to a Specific Plan with a certified Environmental Impact Report); and
 - 2) Approve TM10-1496-E extending the expiration of the approved tentative subdivision map for six years to June 14, 2023, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

4. [17-0275](#) Hearing to consider the time extension request for the Serrano Village J7 project (Tentative Subdivision Map Time Extension TM07-1457-E) on property identified by Assessor's Parcel Number 123-040-11, consisting of 9.86 acres, in the El Dorado Hills area, submitted by Serrano Associates; and staff recommending the Planning Commission take the following actions:
- 1) Find TM07-1457-E for the approved Serrano Village J7 residential tentative subdivision map to be exempt under California Environmental Quality Act Section 15182 (Residential Projects pursuant to a Specific Plan with a certified Environmental Impact Report); and
 - 2) Approve TM07-1457-E extending the expiration of the approved tentative subdivision map for six years to March 11, 2023, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 1)
5. [17-0278](#) Hearing to consider Special Use Permit S10-0009/Villa Florentina Bed & Breakfast to determine if there is substantial evidence that the Special Events conducted on the site are not in compliance with the Conditions of Approval and determine if a hearing should be set to modify or revoke the Special Use Permit on property identified by Assessor's Parcel Number 006-132-28, consisting of 3.57 acres, in the Coloma area; and staff recommending the Planning Commission take the following actions:
- 1) Find that there is substantial evidence that the Special Events conducted on the site are not in compliance with the Conditions of Approval for Special Use Permit S10-0009; and
 - 2) Direct staff to set a hearing to modify or revoke Special Use Permit S10-0009.
(Supervisory District 4)

6. [12-1203](#) Hearing to consider the General Plan Biological Resources Policy Update, Oak Resources Management Plan, and Oak Resources Conservation Ordinance (proposed Project). Proposed Project consists of specific revisions to biological resources objectives, policies, and implementation measures included in the Conservation and Open Space Element of the County's General Plan, adoption of the Oak Resources Management Plan, and adoption of an Oak Resources Conservation Ordinance. Staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Adopt a Resolution certifying the Final Environmental Impact Report for the General Plan Biological Resources Policy Update, Oak Resources Management Plan, and Oak Resources Conservation Ordinance; Making Findings of Fact; Adopting a Statement of Overriding Considerations; and Approving the Mitigation Monitoring and Reporting Program;
 - 2) Adopt a Resolution to amend the biological resources policies, objectives and implementation measures in the El Dorado County General Plan Conservation and Open Space Element;
 - 3) Adopt the Oak Resources Management Plan; and
 - 4) Adopt Chapter 130.39 (Oak Resources Conservation) of Title 130 of the County Code of Ordinances.

Staff is recommending the item be continued to the April 27, 2017 meeting.

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 ITEM****6. [12-1203](#)**

Hearing to consider the General Plan Biological Resources Policy Update, Oak Resources Management Plan, and Oak Resources Conservation Ordinance (proposed Project). Proposed Project consists of specific revisions to biological resources objectives, policies, and implementation measures included in the Conservation and Open Space Element of the County's General Plan, adoption of the Oak Resources Management Plan, and adoption of an Oak Resources Conservation Ordinance. Staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt a Resolution certifying the Final Environmental Impact Report for the General Plan Biological Resources Policy Update, Oak Resources Management Plan, and Oak Resources Conservation Ordinance; Making Findings of Fact; Adopting a Statement of Overriding Considerations; and Approving the Mitigation Monitoring and Reporting Program;
- 2) Adopt a Resolution to amend the biological resources policies, objectives and implementation measures in the El Dorado County General Plan Conservation and Open Space Element;
- 3) Adopt the Oak Resources Management Plan; and
- 4) Adopt Chapter 130.39 (Oak Resources Conservation) of Title 130 of the County Code of Ordinances.

Staff is recommending the item be continued to the April 27, 2017 meeting.