



County of El Dorado

Minutes - Draft Planning Commission

Community Development
Agency
Development Services
Division
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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, April 27, 2017

8:30 AM

Building C Hearing Room

ADDENDUM

Item No. 10 is hereby added to the Consent Calendar.

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 8:31 A.M. by Commissioner Miller.

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 Miller, seconded by Commissioner Haberman, to Adopt the Agenda and Approve the Consent Calendar, with Commissioner Shinault abstaining from Item #1.

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

CONSENT CALENDAR

1. [17-0437](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 13, 2017.
Item was Approved on the Consent Calendar, with Commissioner Shinault abstaining.
2. [17-0438](#) Chief Administrative Office, Parks Division, recommending approval of three-year River Use Permits for applicants that hold the following River Use Permits as they meet the standards established in the Streams and Rivers Commercial Boating Ordinance Chapter 5.48; River Use Permits: #05, #34, #40, #45, #63, #67, and #72.
Item was Approved on the Consent Calendar.
3. [17-0439](#) Chief Administrative Office, Parks Division, submitting request to consider the transfer of River Use Permit #08 from W.E.T. River Trips, LLC to CLWW, LLC dba W.E.T. River Trips; and staff recommending the Planning Commission take the following actions:
1) Approve the transfer of River Use Permit #08 from W.E.T. River Trips, LLC to CLWW, LLC dba W.E.T. River Trips and grant the new outfitter a one-year provisional permit.
Item was Approved on the Consent Calendar.
4. [17-0441](#) Chief Administrative Office, Parks Division, submitting request to consider the transfer of 20 weekend user days and 10 weekday user days from River Use Permit #14 to River Use Permit #05; and staff recommending the Planning Commission take the following actions:
1) Approve the transfer of 20 weekend user days and 10 weekday user days from River Use Permit #14, held by Tyler Wendt, president of O.A.R.S. West, Inc. to River Use Permit #05, held by John Kosakowsky, president, and Sara Vardaro, vice-president, of River Runners, Inc.
Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Roger Trout reported that on April 25, 2017, the Board appointed Jon Vegna as the District 1 Planning Commissioner, effective May 1, 2017.

COMMISSIONERS' REPORTS

Commissioner Williams spoke on the Court's decision on the Dollar General project.

PUBLIC FORUM / PUBLIC COMMENT

L. Parlin

[17-0505](#)

Public Forum/Public Comment (See Attachment)

AGENDA ITEMS

5. [08-1102](#)

Hearing to consider the time extension request for the Portico Estates project (Tentative Subdivision Map Time Extension TM07-1433-E) on property identified by Assessor's Parcel Number 070-040-02, consisting of 5 acres, in the Cameron Park area, submitted by Anthony G. Scotch; 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 July 29, 2008; and
- 2) Approve TM07-1433-E extending the expiration of the approved tentative subdivision map for six years to July 29, 2023, based on the Findings and subject to the original Conditions of Approval as presented.
(Supervisory District 4)

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

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

6. [09-0351](#) Hearing to consider the time extension request for the Vista Grande Estates project (Tentative Subdivision Map Time Extension TM08-1476-E) on property identified by Assessor's Parcel Number 070-160-58, consisting of 5.07 acres, in the Cameron Park area, submitted by David Allen Neitzel; 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 Negative Declaration or an Addendum to the existing Negative Declaration, adopted by the Board of Supervisors on December 10, 2009; and
 - 2) Approve TM08-1476-E extending the expiration of the approved tentative subdivision map for six years to December 10, 2022, based on the Findings and subject to the original Conditions of Approval as presented.
- (Supervisory District 4)

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

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

7. [17-0449](#) Hearing to consider the 4 Directions Farm project (Conditional Use Permit S16-0005)* to allow for the phased construction and operation of a private school teaching organic farming skills on property identified by Assessor's Parcel Number 087-021-66, consisting of 56.8 acres, in the Latobe area, submitted by Cindy Keller and Starranne Meyers; 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 S16-0005 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 2)

Public Comment: B. Wanninger, T. Schultz, A. Wanninger, T. White, C. Brown

A motion was made by Commissioner Williams, seconded by Commissioner Haberman, to Approve staff's recommended actions with the following modifications: (a) Amend Condition #1 to replace "Farm workers" with "Farm workers/students"; (b) Amend Condition #8 to correct duplication of the word "permit"; (c) Add new Condition to state "Parking shall be limited to on-site, to the proposed parking as shown in the project exhibits. No parking is to occur along Brandon Road or within the project driveway."; (d) Add new Condition to state "Any proposed project revisions shall be reviewed by the Agricultural Department."; (e) Add new Condition to state "The project shall conform to the noise standards set forth by Chapter 130.27 of the El Dorado County Zoning Ordinance."; (f) Add new Mitigation Measures BIO-1 and CUL-1 to the Conditions of Approval as identified in the Staff Memo dated April 26, 2017; and (g) Amend recommended actions to include "Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval." as identified in the Staff Memo dated April 26, 2017.

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

8. [14-1379](#) Hearing to consider the Springs Equestrian Center project (Rezone Z04-0015/Conditional Use Permit S01-0011/Parcel Map P08-0036)* on property identified by Assessor's Parcel Number 115-410-05, consisting of 146.38 acres, in the Rescue area, submitted by Dennis Graham; and staff recommending the Planning Commission recommend the Board of Supervisors 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 the California Environmental Quality Act Guidelines, Section 15074(d), as incorporated in the Conditions of Approval and mitigation measures;
 - 3) Approve Z04-0015 rezoning a 38.27-acre portion (Parcel 1) of Assessor's Parcel Number 115-410-05 from Estate Residential Five-Acre to Recreational Facilities, Low Intensity based on the Findings as presented;
 - 4) Approve Parcel Map P08-0036 creating three parcels, 38.27 acres (Parcel 1), 102.47 acres (Parcel 2), and 5.63 acres (Parcel 3), based on the Findings and subject to Conditions of Approval as presented; and
 - 5) Approve Conditional Use Permit S01-0011 for an equestrian facility with two covered arenas, 45,000 square feet each, stall barns for 300 horses, five fenced riding areas, 8,000 square-foot equestrian retail store/office/clubhouse, campground for horse trailers during events, special events with up to 250 spectators, and an eight foot tall by nine foot wide monument sign with 48 square feet of display area based on the Findings and subject to the Conditions of Approval.
(Supervisory District 1)

Applicant is requesting the item be continued to the May 25, 2017 meeting.

A motion was made by Commissioner Shinault, seconded by Commissioner Williams, to Continue this item to the June 8, 2017 meeting.

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

2:00 P.M.

9. [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 General Plan Biological Resources Policy Update, Oak Resources Management Plan, and Oak Resources Conservation Ordinance; Making Environmental 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 in the El Dorado County General Plan Conservation and Open Space Element;
- 3) Adopt a resolution to adopt the Oak Resources Management Plan; and
- 4) Adopt an Oak Resources Conservation Ordinance (Exhibit D) to be incorporated into the County Code of Ordinances, Title 130 (Zoning Ordinance) as Chapter 130.39 (Oak Resources Conservation). (cont. 03/23/17, Item #6)

Public Comment: C. Langley, D. Pratt, G. Carpenter, T. White, K. Donahue-Duran, J. Sutter, J. Davies, R. Lewis

Clerk’s Note: Commissioner Shinault left the meeting prior to this item being heard. Commissioner Hansen left the meeting at approximately 4:10 P.M.

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to recommend Approval to the Board of Supervisors of staff’s recommended actions, including the additional recommendations identified by the Planning Commission during the hearing.

Yes: 3 - Commissioner Miller, Commissioner Haberman and Commissioner Williams

Absent: 2 - Commissioner Shinault and Commissioner Hansen

ADJOURNMENT

Meeting was adjourned at 4:57 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.

ADDENDUM**CONSENT CALENDAR**

10. [17-0455](#) Time extension request for the El Dorado Hills Fire Training Facility project to extend the validity of approved Special Use Permit S09-0008 for one year on property identified by Assessor's Parcel Numbers 117-210-19, 117-210-25, and 117-082-02, consisting of 11.3 acres, in the El Dorado Hills area, submitted by the El Dorado Hills Fire Department; and staff recommending the Planning Commission approve a one-year extension extending the permit to April 22, 2018 based on the Findings as presented.
(Supervisory District 2)

Item was Approved on the Consent Calendar.