



County of El Dorado

Planning and Building
Department
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Minutes - Final 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

Thursday, June 8, 2017

8:30 AM

Building C Hearing Room

ADDENDUM

Item No. 3 is being requested by staff to be continued off-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 8:30 A.M. by Commissioner Miller.

Present: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen and Commissioner Vegna

Absent: 1 - Commissioner Williams

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 Shinault, seconded by Commissioner Vegna, to Adopt the Agenda and Approve the Consent Calendar.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen and Commissioner Vegna

Absent: 1 - Commissioner Williams

CONSENT CALENDAR

1. [17-0519](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 25, 2017.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Roger Trout reported on the new Department names and Directors of what had formerly been the Community Development Agency. He also spoke on the kick-off meeting of the TRAKiT program.

COMMISSIONERS' REPORTS

Commissioner Hansen reported that the Board of Supervisors denied the appeal of the Planning Commission's approval of the 4 Directions Farm at the June 6, 2017 hearing.

Commissioner Williams reported that Supervisor Ranelli was hosting a Town Hall meeting in Georgetown tonight at 7:00 P.M.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

2. [17-0520](#)

Hearing to consider minor revisions to the approved Serrano Village M2/M3 project (Tentative Subdivision Map Revision TM01-1381-R-5/Planned Development Revision PD01-0009-R-4)** on property identified by Assessor's Parcel Number 123-630-07 (portion of), consisting of 20 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Find the project to be Statutorily Exempt pursuant to the California Environmental Quality Act Guidelines Section 15182;
- 2) Approve Tentative Subdivision Map Revision TM01-1381-R-5/Planned Development Revision PD01-0009-R-4, based on the Findings and subject to the Conditions of Approval as presented; and
- 3) Approve Design Waiver for modified flag lot standard for Lot 110, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 1)

A motion was made by Commissioner Vegna, seconded by Commissioner Hansen, to Approve staff's recommended actions with the following corrections of typographical errors as identified by staff: (a) Staff Report, Page 1, Item #4: Correct "seven lots" to "six lots"; and (b) Conditions of Approval, Page 5, Condition #1 under "Development Plan": Correct "5 open space lots" to "6 open space lots".

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

3. [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) (cont. 4/27/17, Item #8)

Staff is requesting item be continued off-calendar.

A motion was made by Commissioner Hansen, seconded by Commissioner Vegna, to Continue the item off-calendar as recommended by staff.

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

ADJOURNMENT

Meeting was adjourned at 8:49 A.M.

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.

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