



# County of El Dorado

## Minutes - Final Planning Commission

Community Development  
Agency  
Development Services  
Division  
2850 Fairlane Court  
Placerville CA 95667  
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*Rich Stewart, Chair, District 1*  
*Dave Pratt, First Vice-Chair, District 4*  
*Brian Shinault, Second Vice-Chair, District 5*  
*Gary Miller, District 2*  
*Tom Heflin, District 3*

*Char Tim, Clerk of the Planning Commission*

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Thursday, July 23, 2015

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. 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](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. 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:** 4 - Member Stewart, Member Miller, Member Pratt and Member Shinault

**Absent:** 1 - Member Heflin

#### **ADOPTION OF AGENDA**

**A motion was made by Member Pratt, seconded by Member Shinault, to Approve the agenda as presented.**

**Yes:** 4 - Member Stewart, Member Miller, Member Pratt and Member Shinault

**Absent:** 1 - Member Heflin

#### **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. [15-0807](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 9, 2015. [Cont. 07/23/15, Item #1]

**A motion was made by Member Pratt, seconded by Member Miller, to Continue this item to the August 13, 2015 meeting.**

**Yes:** 3 - Member Stewart, Member Miller and Member Pratt

**Absent:** 1 - Member Heflin

**Abstained:** 1 - Member Shinault

**END OF CONSENT CALENDAR**

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

**COMMISSIONERS' REPORTS**

**PUBLIC FORUM / PUBLIC COMMENT**

**AGENDA ITEMS**

2. [15-0808](#) Hearing to consider the Cameron Glen Estates Phase 5 project [Tentative Map TM14-1518/Planned Development PD14-0002]\* to create 15 Class 1 single family residential lots with a Development Plan and requested Design Waivers from the Design and Improvement Standards Manual (DISM) standards on property identified by Assessor’s Parcel Number 083-031-13, consisting of 1.64 acres, in the Cameron Park area, submitted by Cameron Glen Estates, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Negative Declaration based on the Initial Study;
  - 2) Approve Tentative Map TM14-1518 based on the Findings and subject to the Conditions of Approval as presented;
  - 3) Approve Planned Development PD14-0002 based on the Findings and subject to the Conditions of Approval as presented; and
  - 4) Approve the following Design Waivers of the El Dorado County Design and Improvement Standards Manual (DISM) Standard Plan 101B as the Findings could be made:
    - (a) Reduction in the required right-of-way for Jaoudi Court from 60 feet to 30 feet;
    - (b) Waive the sidewalk requirement on Jaoudi Court; and
    - (c) Reduce the sidewalk width from 6 feet to a 4.5 foot wide asphalt sidewalk along Green Valley Road.
- (Supervisorial District 2)

*Public Comment: M. Roberts*

**A motion was made by Member Pratt, seconded by Member Miller, to Approve this item with additional changes to the Conditions of Approval and a modification to the Design Waiver requesting an asphalt sidewalk.**

**Yes:** 4 - Member Stewart, Member Miller, Member Pratt and Member Shinault

**Absent:** 1 - Member Heflin

**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.