



# County of El Dorado

## Minutes - Draft Planning Commission

*Rich Stewart, Chair, District 1*  
*Gary Miller, First Vice-Chair, District 2*  
*Brian Shinault, Second Vice-Chair, District 5*  
*Jeff Hansen, District 3*  
*James Williams, District 4*

*Char Tim, Clerk of the Planning Commission*

Community Development  
Agency  
Development Services  
Division  
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Thursday, August 25, 2016

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.

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](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 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 8:33 A.M. by Commissioner Stewart.**

**Present:** 5 - Member Stewart, Member Miller, Member Shinault, Member Williams and Member Hansen

**ADOPTION OF AGENDA**

**A motion was made by Commissioner Miller, seconded by Commissioner Hansen, to adopt the agenda as presented.**

**Yes:** 5 - Member Stewart, Member Miller, Member Shinault, Member Williams and Member Hansen

**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. 16-0827** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 11, 2016.

**A motion was made by Commissioner Miller, seconded by Commissioner Hansen, to Approve this matter.**

**Yes:** 4 - Member Miller, Member Shinault, Member Williams and Member Hansen

Abstained: 1 - Member Stewart

**END OF CONSENT CALENDAR**

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

Roger Trout reported on the following:  
Board of Supervisors discussion on Measure E  
Wilson Estates Final Map approved by the Board of Supervisors

**COMMISSIONERS' REPORTS**

Commissioner Hansen reminded everyone that Apple Hill season was kicking off soon.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no public comment.

**AGENDA ITEMS**

**2. 16-0533**

Hearing to consider the Saratoga Estates project (Tentative Map TM14-1520/Rezone Z14-0007/Planned Development PD14-0006/Development Agreement DA15-0001) on property identified by Assessor's Parcel Number 120-070-02, consisting of 121.28 acres, located in the Community Region of El Dorado Hills, submitted by Renasci Development, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Resolution certifying the Environmental Impact Report (SCH No. 2015032058) for the proposed Saratoga Estates Residential Project, subject to the California Environmental Quality Act Findings and Statement of Overriding Considerations;
- 2) Adopt the Mitigation Monitoring Reporting Program, in compliance with the California Environmental Quality Act Guidelines Section 15097(a);
- 3) Adopt the Ordinance rezoning property from One-family Residential (89.5 acres) and Open Space (34.9 acres) to One-family Residential-Planned Development (79.17 acres) and Open Space-Planned Development (42.11 acres) (Rezone Z14-0007), based on the Findings presented;
- 4) Adopt the Resolution approving the Development Plan. Residences will be served by gated private roads. The development will provide two public parks, open space, and landscape areas totaling 42.11 acres; internal pedestrian/bicycle circulation consisting of sidewalks, pedestrian pathways, open space trails, and multi-use trail; and a public Class 2 bike lane along Wilson Boulevard through the project site to Saratoga Way (Development Plan PD14-0006), based on the Findings and subject to to the Conditions of Approval as presented;
- 5) Approve the Tentative Subdivision Map consisting of 317 residential lots, three park lots, four open space lots, four landscape lots, four road lots, and one park/public utility lot (Tentative Map TM14-1520), based on the Findings and subject to the Mitigation Monitoring Reporting Program and Conditions of Approval as presented;
- 6) Approve Design Waivers 1 through 5, based on the Findings and subject to the Conditions of Approval as presented; and
- 7) Adopt the Ordinance approving the Saratoga Estates Development Agreement (Development Agreement DA14-0001).  
(Supervisory District 1)

*Public Comment: K. Avelino, G. Wolfe, J. Hidahl, L. Patane*

**A motion was made by Commissioner Miller, seconded by Commissioner Williams, to Recommend Approval of staff's recommended actions to the Board of Supervisors with the following amendments: (a) Include modifications listed in the Staff Memo dated August 24, 2016; and (b) Add new exhibit titled "Proposed Change to Lot Pattern on D Street and N Court".**

**Yes:** 5 - Member Stewart, Member Miller, Member Shinault, Member Williams and Member Hansen

1:00 P.M.

*Clerk's Note: Commissioner Shinault left the meeting during the lunch recess.*

3. **16-0828** Community Development Agency, Long Range Planning Division, providing an information-only workshop on the Central El Dorado Hills Specific Plan project (Specific Plan SP12-0002/General Plan Amendment A14-0003/Rezone Z14-0005/Specific Plan Revision SP86-0002-R/Planned Development PD14-0004/Tentative Map TM14-1516/Development Agreement DA14-0003) to provide an overview of the proposed project and provide background on the function of specific plans and its components. No actions or recommendations from the Planning Commission are being requested at this time.  
(Supervisory District 1)

*Clerk's Note: Commissioner Hansen left the meeting at 2:05 P.M.*

**No Action Taken.**

## ADJOURNMENT

**Meeting was adjourned at 2:13 P.M. by Commissioner Stewart.**

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.