



# 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*  
*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*

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Thursday, June 23, 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**

**Present:** 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

**Absent:** 1 - Member Shinault

### **ADOPTION OF AGENDA**

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

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

**Absent:** 1 - Member Shinault

### **PLEDGE OF ALLIANCE 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. [16-0645](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 9, 2016.

**A motion was made by Member Miller, seconded by Member Williams, to Approve this item with the amendment to page 23 of adding a comment made by Member Stewart during the hearing.**

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

**Absent:** 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. [09-0150](#) Hearing to consider the time extension request for the Porter Subdivision Tentative Map [Tentative Map Time Extension TM07-1438-E] to allow six one-year time extensions for approved Tentative Map TM07-1438 creating 54 residential lots, resulting in a new expiration date of February 24, 2022 on property identified by Assessor’s Parcel Number 119-020-35, consisting of 32.82 acres, in the Cameron Park area, submitted by Gregory Porter; 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 February 24, 2009, as described in the CEQA Findings; and
  - 2) Approve TM07-1438-E extending the expiration of the approved tentative map for a total of six years to February 24, 2022 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

**A motion was made by Member Miller, seconded by Member Hansen, to Approve staff’s recommendation, which included amending Condition #1 and deleting Condition #20.**

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

**Absent:** 1 - Member Shinault

3. [16-0646](#) Hearing to consider the Subaru Façade Remodel project [Special Use Permit Revision S08-0025-R]\*\* to allow a façade remodel of the existing Subaru dealership sales building, revision to building signage, a new freestanding monument sign, and minor site improvements on property identified by Assessor’s Parcel Number 070-280-53, consisting of 6.17 acres, in the Shingle Springs area, submitted by Shingle Springs Subaru; and staff recommending the Planning Commission take the following actions:  
 1) Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15301 and 15311(b); and  
 2) Approve Special Use Permit S08-0025-R based on the Findings and subject to the Conditions of Approval as presented.  
 (Supervisory District 4)

**A motion was made by Member Williams, seconded by Member Miller, to Approve staff’s recommendation with the following amendments: (a) Reinstate a portion of deleted Condition #20, so the new Condition would state "All landscaped areas shall be maintained."**

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

**Absent:** 1 - Member Shinault

4. [14-0330](#) The Executive Secretary of the Commission recommends the Commission adopt Resolution 16-01 amending the Planning Commission Bylaws with said amendments becoming effective upon approval by the Board of Supervisors.

**A motion was made by Member Hansen, seconded by Member Miller, to Approve staff’s recommendation.**

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

**Absent:** 1 - Member Shinault

**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.