



County of El Dorado

Minutes - Final Planning Commission

Community Development
Agency
Development Services
Division
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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

Thursday, June 11, 2015

8:30 AM

Building C Hearing Room

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.

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: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

ADOPTION OF AGENDA

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

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and 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. [15-0659](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 28, 2015.

A motion was made by Member Pratt, seconded by Member Shinault, to Approve the Meeting Minutes of May 28, 2015.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

2. [15-0660](#) Hearing to consider the East Ridge Village project [Tentative Map TM14-1521]** for a Large-Lot Tentative Subdivision Map (Phase 0) creating 66 large lots for financing and phasing purposes, a Small-Lot Tentative Subdivision Map creating 759 lots, and Design Waivers from the Design and Improvement Standards Manual (DISM) standards on property identified by Assessor's Parcel Numbers 118-130-28, 118-130-31, 118-130-35, and 118-130-40, consisting of 734 acres, in the El Dorado Hills area, submitted by East Ridge Holdings, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
 - 2) Approve Tentative Subdivision Map TM14-1521 based on the Findings and subject to the Conditions of Approval as presented; and
 - 3) Approve the following Design Waivers from the Design and Improvement Standards Manual (DISM) standards as the Findings could be made:
 - (a) Modify Hillside Design Standard minimum shoulder width from 3 foot (on downhill side only) to 1 foot beyond sidewalk where sidewalks are present or 2 feet beyond exposed pavement or curb/AC dike surfaces when sidewalks are not present;
 - (b) Modify Standard Plan 103A-1 to allow driveway to be within 25 feet from a radius return, reduce minimum driveway width from 16 to 10 feet for single car garages only, and omit 4-foot taper to back of curb;
 - (c) Exceed 3 to 1 lot depth-width ratio for residential lots including Lots 36-43 and 688-691;
 - (d) Reduce required roadway width for dead end roads from 36 feet wide to a minimum pavement width of 24 feet;
 - (e) Allow for reverse horizontal curves without a 100-foot tangent, except on Valley View Parkway;
 - (f) Allow for Valley View Parkway to exceed 10% gradient and be designed at 12% maximum gradient; and
 - (g) Allow use of reduced vertical curve standards for vertical curve design, consistent with American Association of State Highway and Transportation Officials' "A Policy on Geometric Design of Highways and Streets" (AASHTO) when AASHTO allows for less restrictive design standards.
- (Supervisory District 2)

A motion was made by Member Pratt, seconded by Member Heflin, to Approve this item with modifications to Conditions of Approval 1 and 21.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and 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.

**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.