



County of El Dorado

Planning and Building
Department
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Minutes - Draft 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, July 13, 2017

8:30 AM

Building C Hearing Room

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:

<http://eldorado.legistar.com/Calendar.aspx>

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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.

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.

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, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any action on the subject matter.

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.

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 Hansen, seconded by Commissioner Vegna, to Adopt the Agenda and Approve the Consent Calendar, with Commissioner Shinault recusing himself from Agenda Item #1.

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

Absent: 1 - Commissioner Williams

CONSENT CALENDAR

- 1. 17-0666** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 22, 2017.

Item was Approved on the Consent Calendar, with Commissioner Shinault recusing himself from this item.

END OF CONSENT CALENDAR

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

There were no Departmental Reports.

COMMISSIONERS' REPORTS

Commissioner Vegna acknowledged that pending official appointment, Roger Trout has been identified as the new Director of the Planning and Building Department.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

2. 15-0660 Hearing to consider the time extension request for the East Ridge Village project (Tentative Subdivision Map Time Extension TM14-1521-E) on property identified by Assessor’s Parcel Numbers 119-390-01 through 119-390-75, 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) Find that pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report or an Addendum to the existing Valley View Specific Plan Environmental Impact Report, adopted by the Board of Supervisors on December 8, 1998, as described in the California Environmental Quality Act Findings. Find Time Extension TM14-1521-E for the approved East Ridge Village Tentative Subdivision Map to be exempt under California Environmental Quality Act Section 15182; and
 2) Approve Tentative Subdivision Map TM14-1521-E extending the expiration of the approved tentative subdivision map for six years to June 11, 2024, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisory District 2)

A motion was made by Commissioner Vegna, seconded by Commissioner Hansen, to Approve staff’s recommended actions.

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

Absent: 1 - Commissioner Williams

3. 08-0027 Hearing to consider the time extension request for the Serrano Village M4 project (Tentative Subdivision Map Time Extension TM05-1393-E) on property identified by Assessor’s Parcel Number 123-630-09, consisting of 69.3 acres, in the El Dorado Hills area, submitted by Serrano Associates; and staff recommending the Planning Commission take the following actions:
 1) Find Time Extension TM05-1393-E for the approved Serrano Village M4 residential tentative subdivision map to be exempt under California Environmental Quality Act Section 15182 (Residential Projects Pursuant to a Specific Plan with a certified Environmental Impact Report); and
 2) Approve TM05-1393-E extending the expiration of the approved tentative subdivision map for six years to May 6, 2023, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisory District 1)

A motion was made by Commissioner Vegna, seconded by Commissioner Miller, to Approve staff’s recommended actions.

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

Absent: 1 - Commissioner Williams

- 4. 17-0669** Hearing to consider the time extension request for the Serrano Village M5 project (Tentative Subdivision Map Time Extension TM01-1381-E-2) on property identified by Assessor's Parcel Number 123-630-01, consisting of 8.252 acres, in the El Dorado Hills area, submitted by Serrano Associates; and staff recommending the Planning Commission take the following actions:
- 1) Find Time Extension TM01-1381-E-2 for the approved Serrano Village M5 residential tentative subdivision map to be exempt under California Environmental Quality Act Section 15182 (Residential Projects Pursuant to a Specific Plan with a certified Environmental Impact Report); and
 - 2) Approve TM01-1381-E-2 extending the expiration of the approved tentative subdivision map for six years to July 12, 2023, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisory District 1)

A motion was made by Commissioner Hansen, seconded by Commissioner Vegna, to Approve staff's recommended actions which include correcting the following typos identified by staff: (a) Staff Report, Page 1, Action #1: Correct project number to show "TM01-1381-E-2"; and (b) Finding 1.1: Correct project name from "J7" to "M5".

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

Absent: 1 - Commissioner Williams

- 5. 17-0670** Hearing to consider the Anderson rezone request (Rezone Z16-0009)** on property identified by Assessor's Parcel Number 036-530-28, consisting of 4.378 acres, in the Christmas Valley area, submitted by Robert and Anita Anderson; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Find that the project is Exempt pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3); and
 - 2) Approve Z16-0009 rezoning Assessor's Parcel Number 036-530-28 from Single-unit Residential to Three-acre Residential based on the Findings presented. (Supervisory District 5)

A motion was made by Commissioner Shinault, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff's recommended actions which includes correcting the following typo identified by staff: (a) Finding 3.1: Correct chapter number from "130.23" to 130.24".

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

Absent: 1 - Commissioner Williams

ADJOURNMENT

Meeting was adjourned at 8:58 A.M. by Commissioner Miller.

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.