



County of El Dorado

2850 Fairlane Court
Placerville CA 95667
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MEETING AGENDA

Planning Commission

Walter Mathews, Chair, District 4
Rich Stewart, First Vice-Chair, District 1
Dave Pratt, Second Vice-Chair, District 2
Tom Heflin, District 3
Brian Shinault, District 5

Char Tim, Clerk of the Planning Commission

Thursday, October 9, 2014

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

ADOPTION OF AGENDA

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. [14-1326](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 25, 2014.

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

2. [14-1327](#) Hearing to consider a request for a design review revision of the existing Food 4 Less to include the addition of an outdoor seating area, an exterior propane BBQ, two corrugated metal awnings, signage, and replacing signage from Food 4 Less to Fork Lift by Nugget and repainting yellow tie rods and brackets to a silver-blue color [Design Review Revision DR01-0014-R-3/Food 4 Less]** on property identified by Assessor's Parcel Number 109-201-09, consisting of 4.331 acres, in the Cameron Park area, submitted by DeKleer and Associates; and staff recommending the Planning Commission take the following actions:
 - 1) Certify that the project is exempt from CEQA pursuant to Section 15311 of the CEQA Guidelines; and
 - 2) Approve Design Review Revision DR01-0014-R-3 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

3. [14-1329](#) Hearing to consider a request for a revision to a special use permit allowing the continued operation of a meat cutting and processing facility [Special Use Permit Revision S85-0046-R-2/Castle Meats]** on property identified by Assessor's Parcel Number 091-070-52, consisting of 5 acres, in the Shingle Springs area, submitted by Russ Brett; and staff recommending the Planning Commission take the following actions:
 - 1) Certify the project to be Categorical Exempt under Section 15301 (Existing Facilities) of the CEQA Guidelines; and
 - 2) Approve Special Use Permit S85-0046-R-3 based on the Findings and subject to the revised Conditions of Approval as presented. (Supervisory District 2)

4. [14-1331](#)

Hearing to consider a request to rezone from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD) and Open Space-Planned Development (OS-PD); create 28 single-family lots and one interior private road lot, two lettered lots, and one "new connection" road lot; and Design Waivers for reduction in Lot R right-of-way, cul-de-sac right-of-way, roadway width, and cul-de-sac Lot R-1 [Rezone Z14-0002/Planned Development PD14-0001/Tentative Map TM14-1515/Wilson Estates]* on property identified by Assessor's Parcel Numbers 126-070-22, 126-070-23, and 126-070-30, consisting of 28.18 acres, in the El Dorado Hills area, submitted by Lisa Vogelsang, Catherine Ryan, and Julie Ryan; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures in the Conditions of Approval as presented;
- 3) Approve Rezone Z14-0002 based on the Findings as presented;
- 4) Conditionally approve Planned Development PD14-0001, approving the Development Plan as the official Development Plan, based on the Findings and subject to the Conditions of Approval as presented;
- 5) Conditionally approve Tentative Map TM14-1515 based on the Findings and subject to the Conditions of Approval as presented; and
- 6) Approve the following Design Waivers to:
 - (a) Reduce Lot R right-of-way widths from 50 feet to 30 feet;
 - (b) Reduce cul-de-sac right-of-way radii from 60 to 50 feet;
 - (c) Reduce roadway width from 28-foot 101B width to a modified 101C 22-foot CF/CF asphalt paved with Type E AC Dike and three-foot shoulder as shown; and
 - (d) Reduce cul-de-sac Lot R-1 from 60 feet to 50 feet top back of mountable dike at 47 feet, 50 feet to hinge point; 3-foot shoulder designed to support a 40,000 lb. load. The new connector may be installed with an AC Dike in lieu of Type 2 Curb and Gutter with Transportation approval pursuant to note 10 on design plate 101B. (Supervisory District 1)

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.