



County of El Dorado

Planning and Building
Department
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Minutes - Final 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, November 9, 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>

In-progress Planning Commission meetings can be accessed through a listen-only dial-in number at 530-621-7607.

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 Williams, seconded by Commissioner Vegna, to Adopt the Agenda and Approve the Consent Calendar with Commissioner Shinault abstaining from Item #1 on the Consent Calendar.

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

Absent: 1 - Commissioner Hansen

CONSENT CALENDAR

- 1. [17-1207](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 26, 2017.

Item was Approved on the Consent Calendar, with Commissioner Shinault abstaining.

2. [17-1208](#) Clerk of the Planning Commission recommending the Commission approve the 2018 Planning Commission Meeting Schedule.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

There were no Departmental Reports.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

3. [17-1209](#) Hearing to consider the Ponte Palmero project (General Plan Amendment A11-0004/Rezone Z11-0005/Parcel Map P11-0004/Planned Development PD11-0003) on property identified by Assessor’s Parcel Number 083-350-57, consisting of 19.87 acres, in the Cameron Park area, submitted by CPSL SPE DE, LLC; and Planning staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Certify the Environmental Impact Report as adequate under the California Environmental Quality Act;
 - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval as presented;
 - 3) Approve A11-0004 amending the General Plan Land Use designations for Assessor’s Parcel Number 083-350-57 from 1.28 acres of Commercial, 18.28 acres of Multifamily Residential, and 0.31 acre of High Density Residential to 9.23 acres of Commercial and 10.64 acres of Open Space based on the Findings presented;
 - 4) Approve Z11-0005 rezoning Assessor’s Parcel Number 083-350-57 from 1.28 acres of Community Commercial-Planned Development, 18.28 acres of Multi-Unit Residential-Planned Development, and 0.31 acre of Single Unit Residential-Planned Development to 9.23 acres of Limited Commercial-Planned Development and 10.64 acres of Open Space-Planned Development based on the Findings presented;
 - 5) Approve P11-0004 subdividing Assessor’s Parcel Number 083-350-57 into five lots consisting of three commercial parcels and two open space parcels, ranging in size from 1.17 acres to 9.47 acres based on the Findings and subject to the Conditions of Approval as presented; and
 - 6) Approve PD11-0003 as the official Development Plan for the Ponte Palmero community care facility consisting of three buildings (one per each commercial lot) consisting of a 50,510 square foot, 44-unit community care facility (Parcel 3), a 53,690 square foot, 46-unit assisted living facility (Parcel 2), and a 11,450 square foot clubhouse (Parcel 1) based on the Findings and subject to the Conditions of Approval as presented. (Supervisorial District 4)

A motion was made by Commissioner Williams, seconded by Commissioner Shinault, to recommend Approval to the Board of Supervisors of staff’s recommended actions with staff’s clarification that a Bocce Ball Court had been included on the approved site plan (Exhibit L).

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

Absent: 1 - Commissioner Hansen

4. [17-1210](#)

Hearing to consider the Meyers Area Plan updating the existing Meyers Community Plan, which currently serves as the comprehensive land use and zoning plan for the community of Meyers, consistent with the Lake Tahoe Regional Plan and the El Dorado County General Plan. The Meyers Area Plan will replace the Meyers Community Plan and all or a portion of Tahoe Regional Planning Agency Plan Area Statements 119 (Country Club Meadow), 122 (Tahoe Paradise - Mandan), 136 (KOA/Rainbow), 125 (Meyers Commercial), and 137 (Christmas Valley), and will require revisions to the County's Zoning Ordinance; and Planning staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Meyers Area Plan;
- 2) Adopt the joint California Environmental Quality Act and Tahoe Regional Planning Agency environmental document consisting of an Initial Study/Mitigated Negative Declaration and Initial Environmental Checklist/Finding of No Significant Effect;
- 3) Adopt a Resolution to amend the General Plan; and
- 4) Adopt an Ordinance to revise the County Zoning Ordinance-Title 130.

Public Comment: S. Teshara, J. Spencer

A motion was made by Commissioner Shinault, seconded by Commissioner Williams, to recommend Approval to the Board of Supervisors of staff's recommended actions and, additionally, the Planning Commission recommends that the Board direct staff to analyze the additional costs required to implement the Meyers Area Plan and to provide the Board with such cost information prior to final action by the Board.

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

Absent: 1 - Commissioner Hansen

ADJOURNMENT

Meeting was adjourned at 9:52 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.