



County of El Dorado

MEETING AGENDA 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

Thursday, July 28, 2016

8:30 AM

Building C Hearing Room

ADDENDUM

Item No. 4 is hereby added to the Agenda Items.

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.

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

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. [16-0757](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 23, 2016.

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

2. [16-0758](#) Hearing to consider a request for the Serrano Village J, Lot H project [Tentative Subdivision Map Time Extension TM10-1498-E] for six one-year time extensions to the approved tentative map creating 83 attached residential lots, resulting in a new expiration date of July 28, 2022 on property identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25.27 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:
 - 1) Find 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 Environmental Impact Report (EIR) or an Addendum to the existing El Dorado Hills Specific Plan EIR, adopted by the Board of Supervisors on July 18, 1988, as described in the CEQA Findings; and
 - 2) Approve TM10-1498-E extending the expiration of the approved tentative map for a total of six years to July 28, 2022 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

3. [15-1469](#) Hearing to consider the Westmont Living Assisted Living-Memory Care Facility project [Special Use Permit S14-0010] to allow a two-story 120,213 square foot residential care facility to be built in two phases, with a total of 134 units, on property identified by Assessor's Parcel Number 117-580-17, consisting of 4.072 acres, located in the El Dorado Hills area, submitted by Westmont Living; and staff recommending the Planning Commission take the following actions:
 - 1) Adopt the Addendum to the previously certified Carson Creek Specific Plan Environmental Impact Report dated September 24, 1996, pursuant to State California Environmental Quality Act Guidelines Section 15164; and
 - 2) Approve Conditional Use Permit S14-0010 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

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.

ADDENDUM

AGENDA ITEMS

4. [09-0825](#) Hearing to consider a request for the Cameron Hills Tentative Subdivision Map project [Tentative Subdivision Map Time Extension TM08-1473-E] for six one-year time extensions to the approved tentative map creating 41 detached residential lots, resulting in a new expiration date of July 21, 2022 on property identified by Assessor's Parcel Number 116-010-04, consisting of 20.13 acres, in the Cameron Park area, submitted by MCP Properties, LLC; 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 July 21, 2009, as described in the CEQA Findings; and
 - 2) Approve TM08-1473-E extending the expiration of the approved tentative map for a total of six years to July 21, 2022 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)