

FROM THE PLANNING COMMISSION MINUTES OF JULY 24, 2014

AGENDA ITEMS

4. (14-1017) Hearing to consider the development of a community dog park within the existing El Dorado Hills Community Park and a Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the riparian area setback from 100 feet to ten feet with installation of fencing for a dog park within the required setback [Special Use Permit Revision S03-0005-R-3/El Dorado Hills Community Dog Park]** on property identified by Assessor's Parcel Number 125-110-09, consisting of 39.5 acres, in the El Dorado Hills area, submitted by El Dorado Hills Community Services District; and staff recommending the Planning Commission take the following actions:

- 1) Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303;
- 2) Conditionally approve Special Use Permit Revision S03-0005-R-3 based on the Findings and subject to the Conditions of Approval; and
- 3) Determine a Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the riparian area setback from 100 feet to ten feet with installation of fencing for a dog park within the required setback.
(Supervisory District 1)

Aaron Mount presented the item to the Commission with a recommendation for approval.

Brent Dennis, applicant, made the following comments:

- Happy to see project moving forward;
- Thanked Mr. Mount for his assistance;
- Recognized the El Dorado Hills Dog Owners Guild as a park partner in this project;
- Dog owners have been very patient and are anxious for this project; and
- This is a win-win situation for all park users.

Kevin Loewen, applicant, responded to inquiries to tree trimmings and stated the dog park would fit within the natural tree growth.

Holly Morrison, El Dorado Hills Dog Owners Guild, made the following comments:

- This has been 8 years in the making;
- Has long-standing partnership with the CSD;
- Dog park is a much needed community amenity; and
- Urged approval of project.

Wayne Lowry gave a historical perspective on loose dogs at the parks. He felt that the new proposed location is much better as it is farther away from nearby residents.

Noel Mattock stated that the proposed new location used to be an area that teens would loiter, so this would also resolve that problem.

Ron Mickulaco, El Dorado Hills resident, stated that this was much needed in El Dorado Hills and he encouraged the Commission to approve it.

Chair Pro Tem Stewart closed public comment.

Chair Pro Tem Stewart inquired on lighting and noise study assumptions.

Commissioner Heflin stated that this was a vast improvement from the previous proposal.

Motion: Commissioner Pratt moved, seconded by Commissioner Shinault, and carried (4-0), to take the following actions: 1) Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303; 2) Conditionally approve Special Use Permit Revision S03-0005-R-3 based on the Findings and subject to the Conditions of Approval; and 3) Determine a Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the riparian area setback from 100 feet to ten feet with installation of fencing for a dog park within the required setback.

AYES: Heflin, Shinault, Pratt, Stewart

NOES: None

ABSENT: Mathews