



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

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, May 25, 2017

8:30 AM

Building C Hearing Room

ADDENDUM

Changes to the text have been made to Item 3.

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

Meeting was called to order at 8:32 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 Williams, to Adopt the Agenda and Approve the Consent Calendar.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

CONSENT CALENDAR

- 1. **17-0471** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 11, 2017.
Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services, 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

- 2. **08-0319** Hearing to consider the time extension request for the Summer Brook Estates project (Tentative Subdivision Map Time Extension TM07-1440-E) on property identified by Assessor's Parcel Numbers 102-210-12 and 102-220-13, consisting of 90 acres, in the Cameron Park area, submitted by Amar Ghorri and Imran Aziz; and staff recommending the Planning Commission take the following actions:
 1) Determine that pursuant to the California Environmental Quality Act 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 March 11, 2008; and
 2) Approve TM07-1440-E extending the expiration of the approved tentative subdivision map for six years to March 11, 2023, based on the Findings and subject to the original Conditions of Approval as presented.
 (Supervisory District 4)

A motion was made by Commissioner Miller, seconded by Commissioner Vegna, to Approve staff's recommended actions with the following correction identified by staff: (a) Correct typo in the Staff Report, page 2, first paragraph under "Background", changing "Z07-0004" to "Z07-0012".

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

3. 17-0381

Hearing to consider the Serrano Village J5/J6 project (Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Subdivision Map TM13-1511)** *_on property identified by Assessor's Parcel Numbers 123-570-03 and 123-570-04, consisting of 36.03 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) ~~Find the project to be Statutorily Exempt pursuant to California Environmental Quality Act Guidelines Section 15182~~ Approve the Addendum to the El Dorado Hills Specific Plan Environmental Impact Report pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164;
- 2) Adopt Specific Plan Amendment SP13-0002 based on the Findings presented;
- 3) Approve Z13-0002 rezoning a 4.27-acre portion of Assessor's Parcel Number 123-570-03 from Community Commercial-Planned Development to Single-Unit Residential-Planned Development based on the Findings as presented;
- 4) Rescind approval of Serrano Village J6 Tentative Subdivision Map and Planned Development under applications TM08-1479 and PD08-0019 and Serrano Village J5 Phase 2 Tentative Parcel Map and Planned Development under applications P08-0029 and PD08-0020 based on the Findings as presented;
- 4) ~~5) Approve Tentative Subdivision Map TM13-1511 (September 2016) and Planned Development PD13-0001 as the official Development Plan for Serrano Village J5/J6 Tentative Subdivision Map~~ revising and replacing the approved Serrano Village J6 Tentative Subdivision Map/Planned Development (TM08-1479/PD08-0019) and Serrano Village J5, Phase 2 Commercial Planned Development/Tentative Parcel Map (PD08-0020/P08-0029), based on the Findings and subject to Conditions of Approval as presented;
- 5) ~~6) Approve Planned Development PD13-0001 as the official Development Plan for Serrano Village J5 and J6 Tentative Subdivision Map, based on the Findings and subject to the Conditions of Approval; and~~
- 6) ~~7) Approve Design Waivers for modification to road and lot design and improvement standards for the subdivision, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1) (cont. 4/13/17, Item #2)~~

Public Comment: T. White

A motion was made by Commissioner Vegna, seconded by Commissioner Williams, to recommend Denial of staff's recommended actions to the Board of Supervisors.

Yes: 3 - Commissioner Miller, Commissioner Williams and Commissioner Vegna

Noes: 2 - Commissioner Shinault and Commissioner Hansen

ADJOURNMENT

Meeting was adjourned at 8:56 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.

ADDENDUM

Changes to the text have been made to Item 3.

AGENDA ITEMS

3. 17-0381

Hearing to consider the Serrano Village J5/J6 project (Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Subdivision Map TM13-1511)** *_on property identified by Assessor's Parcel Numbers 123-570-03 and 123-570-04, consisting of 36.03 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

1) ~~Find the project to be Statutorily Exempt pursuant to California Environmental Quality Act Guidelines Section 15182~~ Approve the Addendum to the El Dorado Hills Specific Plan Environmental Impact Report pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164;

2) Adopt Specific Plan Amendment SP13-0002 based on the Findings presented;

3) Approve Z13-0002 rezoning a 4.27-acre portion of Assessor's Parcel Number 123-570-03 from Community Commercial-Planned Development to Single-Unit Residential-Planned Development based on the Findings as presented;

4) Rescind approval of Serrano Village J6 Tentative Subdivision Map and Planned Development under applications TM08-1479 and PD08-0019 and Serrano Village J5 Phase 2 Tentative Parcel Map and Planned Development under applications P08-0029 and PD08-0020 based on the Findings as presented;

~~4)5) Approve Tentative Subdivision Map TM13-1511 (September 2016) and Planned Development PD13-0001 as the official Development Plan for Serrano Village J5/J6 Tentative Subdivision Map revising and replacing the approved Serrano Village J6 Tentative Subdivision Map/Planned Development (TM08-1479/PD08-0019) and Serrano Village J5, Phase 2 Commercial Planned Development/Tentative Parcel Map (PD08-0020/P08-0029), based on the Findings and subject to Conditions of Approval as presented;~~

~~5)6) Approve Planned Development PD13-0001 as the official Development Plan for Serrano Village J5 and J6 Tentative Subdivision Map, based on the Findings and subject to the Conditions of Approval; and~~

~~6) 7) Approve Design Waivers for modification to road and lot design and improvement standards for the subdivision, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1) (cont. 4/13/17, Item #2)~~