



County of El Dorado

2850 Fairlane Court
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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, June 26, 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 at 9:00am. 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. [14-0766](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 12, 2014.

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

2. [14-0767](#) Hearing to consider the construction of a wireless telecommunication facility consisting of a 65-foot mono-oak tower with 12 panel antennas, 2 microwave dishes, equipment shelter and related ground equipment [Special Use Permit S13-0014/AT&T Silva Valley Parkway Cellular Site (Mono-Oak)]* on property identified by Assessor's Parcel Number 121-190-35, consisting of 3.2 acres, in the Serrano El Dorado Hills Specific Plan area, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:
 - 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Special Use Permit S13-0014 based on the Findings and subject to the Conditions of Approval.
(Supervisory District 1)

3. [14-0768](#) Hearing to consider request for a parking area, trailhead facility, and a trail system [Special Use Permit S13-0010/Salmon Falls Ranch Trail and Trailhead Facility]* on property identified by Assessor's Parcel Numbers 104-060-48 and 104-060-07, consisting of 196.36 acres, in the Pilot Hill area, submitted by American River Conservancy; and staff recommending the Planning Commission take the following actions:
 - 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Special Use Permit S13-0010 based on the Findings and subject to the Conditions of Approval.
(Supervisory District 4)

4. [14-0769](#) Hearing to consider the following: (1) General Plan Amendment increasing the maximum residential density to 55 dwelling units/acre; (2) El Dorado Hills Specific Plan Amendment incorporating multifamily residential use, density, and related standards; (3) Rezone from General Commercial-Planned Development (CG-PD) to Multifamily Residential-Planned Development (RM-PD); and (4) Revision to the approved Town Center East Development Plan incorporating multifamily residential use, density, and related design and development standards for the proposed 250-unit apartment complex [General Plan Amendment A14-0001/Rezone Z14-0001/Specific Plan Revision SP86-0002-R/Planned Development Revision PD94-0004-R-2/El Dorado Hills Apartments]* on property identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, 121-290-62, consisting of 4.56 acres, within the Town Center East Commercial Center in El Dorado Hills, submitted by Alexandro Economou/Spanos Corporation; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
- 1) Adopt the Subsequent Mitigated Negative Declaration based on the Initial Study;
 - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval;
 - 3) Approve General Plan Amendment A14-0001 based on the Findings;
 - 4) Approve amendments to the El Dorado Hills Specific Plan SP86-0002-R based on the Findings;
 - 5) Approve Rezone Z14-0004 based on the Findings; and
 - 6) Approve Revisions to the Town Center East Planned Development PD94-0004R-2 based on the Findings and subject to the Conditions of Approval.
- (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.

ADDENDUM

AGENDA ITEMS

5. [14-0863](#) Community Development Agency, Long Range Planning Division, providing a brief update on the various timelines and workshops related to the Targeted General Plan Amendment and Zoning Ordinance Update.