



# County of El Dorado

## Minutes - Final Planning Commission

Community Development  
Agency  
Development Services  
Division  
2850 Fairlane Court  
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*Rich Stewart, Chair, District 1*  
*Dave Pratt, First Vice-Chair, District 4*  
*Brian Shinault, Second Vice-Chair, District 5*  
*Gary Miller, District 2*  
*Tom Heflin, District 3*

*Char Tim, Clerk of the Planning Commission*

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Thursday, March 26, 2015

8:30 AM

Building C Hearing Room

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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](mailto: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 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**

**Present:** 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

#### **ADOPTION OF AGENDA**

**A motion was made by Member Pratt, seconded by Member Shinault, to Approve the agenda as presented.**

**Yes:** 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

#### **PLEDGE OF ALLIANCE 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. [15-0243](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 12, 2015.

**A motion was made by Member Miller, seconded by Member Heflin, to Approve the meeting minutes of March 12, 2015.**

**Yes:** 4 - Member Heflin, Member Stewart, Member Miller and Member Pratt

**Abstained:** 1 - Member Shinault

2. [15-0244](#) Chief Administrative Office, Parks Division, submitting request to consider the transfer of River Use Permit #15 and its consolidation into River Use Permit #63; and staff recommending the Planning Commission take the following actions:
- 1) Approve the transfer of River Use Permit #15 from Mark C. Taylor, owner of Mark C. Taylors Reliable River Repair dba Flowing-Rivers.org, to Action Whitewater Adventures California, Inc., owned by Michael Juarez; and
  - 2) Approve the request to consolidate River Use Permit #15 into River Use Permit #63.

**A motion was made by Member Miller, seconded by Member Heflin, to Approve this matter.**

**Yes:** 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

3. [15-0245](#) Chief Administrative Office, Parks Division, submitting request to consider the transfer of River Use Permit #25 and retain it as a secondary (component) permit in addition to River Use Permit #48; and staff recommending the Planning Commission take the following actions:
- 1) Approve the transfer of River Use Permit #25 from Scott Blankenfeld, owner of California River Adventures, Inc., to Beyond Limits Adventures, Inc., owned by Mike Doyle; and
  - 2) Approve the request to retain River Use Permit #25 as a component permit in addition to River Use Permit #48.

**A motion was made by Member Miller, seconded by Member Heflin, to Approve this matter and identifying typographical error in background section of Staff Report (listed as permit #34 instead of permit #25).**

**Yes:** 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

4. [15-0305](#) Chief Administrative Office, Parks Division, submitting the 2014 Annual Report on the River Management Plan and recommending the Planning Commission take the following actions:
- 1) Approve the 2014 Annual Report on implementation of the River Management Plan; and
  - 2) Recommend continued implementation of the River Management Plan as currently prescribed.

**A motion was made by Member Miller, seconded by Member Heflin, to Approve this matter.**

**Yes:** 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

5. [15-0306](#) Community Development Agency, Transportation Division submitting a request for a Finding of General Plan Consistency for the County to Accept an Irrevocable Offer of Dedication by the Williams Family Trust, 9/19/91 for portions of Assessor's Parcel Number 119-090-17 in the El Dorado Hills area; and staff recommending the Planning Commission find that the Irrevocable Offer of Dedication In Fee of Road Right of Way, Public Utilities Easement and Slope Easement (IOD) are consistent with applicable policies of the adopted 2004 El Dorado County General Plan in accordance with Government Code Section 65402.  
(Supervisorial District 1)

**A motion was made by Member Miller, seconded by Member Heflin, to Approve this matter.**

**Yes:** 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

**END OF CONSENT CALENDAR**

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

**COMMISSIONERS' REPORTS**

**PUBLIC FORUM / PUBLIC COMMENT**

**AGENDA ITEMS**

6. [13-0086](#) Hearing to consider the Sign Ordinance Update which consists of the adoption and implementation of an update to the County's existing Sign Ordinance (Chapter 130.16 of Title 130 of the El Dorado County Code of Ordinances, and other sections of Title 130 addressing sign regulations and standards) as well as amendments to General Plan Objective 2.7.1 and Policy 2.7.1.2 (pertaining to off-site signs) consistent with the goals of the project; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Adopt a Resolution certifying the Environmental Impact Report for an Amendment of the El Dorado County Zoning Ordinance Chapter 130.16; Make Findings of Fact and Issue a Statement of Overriding Considerations;
  - 2) Adopt a Resolution to amend the El Dorado County General Plan Land Use Element Objective 2.7.1 and Policy 2.7.1.2;
  - 3) Approve the final draft comprehensive update to Chapter 130.16 of the County Zoning Ordinance, which includes the recommended Mitigation Measure; and
  - 4) Adopt the Mitigation Monitoring and Reporting Program.

**A motion was made by Member Heflin, seconded by Member Miller, to Continue this item to the May 28, 2015 meeting.**

**Yes:** 4 - Member Heflin, Member Stewart, Member Miller and Member Pratt

**Absent:** 1 - Member Shinault

**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.