



County of El Dorado

MEETING AGENDA Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
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phone:530-621-5355
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Gary Miller, Chair, District 2
James Williams, First Vice-Chair, District 4
Jon Vegna, Second Vice-Chair, District 1
Jeff Hansen, District 3
Brian Shinault, District 5

Char Tim, Clerk of the Planning Commission

Thursday, June 14, 2018

8:30 AM

Building C Hearing Room

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:
<http://eldorado.legistar.com/Calendar.aspx>

To listen to open session portions of the meeting in real time, dial (530) 621-7607. This specialized dial-in number is programmed for listening only and is operable when the audio system inside the meeting room is activated. Please be advised that callers will experience silence anytime the Commission is not actively meeting, such as during a break period.

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.

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.

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. Planning Services cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to action on the subject matter.

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.

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.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

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 three 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.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

Upon completion of public comment on an agenda item, 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.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

8:30 A.M.

CALL TO ORDER

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.)

CONSENT CALENDAR

1. [18-0851](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 10, 2018.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

2. [18-0853](#) Hearing to consider a time extension request for the Ridgeview Village Unit 9 project (Tentative Subdivision Map Time Extension TM08-1477-E) for six one-year time extensions to the approved tentative map resulting in a new expiration date of July 11, 2024 on property identified by Assessor's Parcel Number 120-010-01, consisting of 16.84 acres, in the El Dorado Hills area, submitted by Pacific Estates Development; 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 Planning Commission on July 11, 2013; and
2) Approve TM08-1477-E extending the expiration of the approved tentative subdivision map for six years to July 11, 2024, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisory District 1)

3. [18-0854](#) Hearing to consider the Blissful Gardens project (Conditional Use Permit S17-0011)* to allow for the construction and operation of an assisted living facility on property identified by Assessor's Parcel Number 109-410-07, consisting of 0.85 acre, in the Shingle Springs area, submitted by Rakeshi Sethi; and staff recommending the Planning Commission take the following actions:
 - 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve S17-0011 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 2)

4. [18-0857](#) Hearing to consider the AT&T CAF II (Auburn Lake Trails) project (Conditional Use Permit S17-0019)* to allow for the construction of a 160-foot high monopine wireless communication facility within a 40-foot x 45-foot enclosed area on property identified by Assessor's Parcel Number 071-400-30, consisting of 5.102 acres, in the Cool area, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:
 - 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve S17-0019 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 4)

5. [18-0613](#) Hearing to consider a revision to the Campobello project (Tentative Subdivision Map Revision TM05-1403-R) requesting revisions to the previously approved Conditions of Approval affecting offsite and onsite road improvements and the annexation to the El Dorado Irrigation District on property identified by Assessor's Parcel Numbers 119-380-01, 119-380-02, 119-380-03, and 119-380-04, consisting of 32.2 acres, in the Cameron Park area, submitted by Ronald D. Wachter and Joan D. Wachter; 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 September 25, 2007; and
 - 2) Approve Tentative Subdivision Map Revision TM05-1403-R based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 2) (cont. 5/10/18, Item #3)

6. [18-0861](#) Hearing to consider the Creekside Plaza project (Rezone Z10-0009/Tentative Parcel Map P10-0012/Planned Development PD10-0005) for the following requests: 1) Rezone; 2) Commercial Tentative Parcel Map subdividing the project site into four parcels and site includes a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation; and 3) Establish a Development Plan for the proposed commercial center on property identified by Assessor's Parcel Numbers 327-211-14, 327-211-16, and 327-211-25, consisting of 4.39 acres, in the Community Region of Diamond Springs, submitted by Grado Equities VII, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Adopt the Resolution certifying the Environmental Impact Report and adoption of the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d) and the California Environmental Quality Act Findings of Fact;
 - 2) Approve Z10-0009 rezoning Assessor's Parcel Numbers 327-211-14, 327-211-16, and 327-211-25 from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development based on the Findings presented;
 - 3) Approve P10-0012 based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Approve PD10-0005 as the official Development Plan for Creekside Plaza based on the Findings and subject to the Conditions of Approval. (Supervisory District 3)

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.