



County of El Dorado

Minutes - Draft Planning Commission

Community Development
Agency
Development Services
Division
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Rich Stewart, Chair, District 1
Gary Miller, First Vice-Chair, District 2
Brian Shinault, Second Vice-Chair, District 5
Jeff Hansen, District 3
James Williams, District 4

Char Tim, Clerk of the Planning Commission

Thursday, November 10, 2016

8:30 AM

Building C Hearing Room

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 8:30 A.M. by Commissioner Stewart.

ADOPTION OF AGENDA

A motion was made by Commissioner Miller, seconded by Commissioner Hansen, to Approve the agenda as presented.

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

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.)

A motion was made by Commissioner Hansen, seconded by Commissioner Miller, to Approve the Consent Calendar.

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

1. 16-1039

Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 27, 2016.

Item was Approved on the Consent Calendar.

- 2. **16-1040** Clerk of the Planning Commission recommending the Commission approve the 2017 Planning Commission Meeting Schedule.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Tiffany Schmid reported that she had accepted a position as a Principal Analyst in the CAO's office effective November 28, 2016.

COMMISSIONERS' REPORTS

Commissioner Shinault reported that building in the Tahoe area is now on a week-to-week extension with TRPA since the annual October 15 deadline.

Commissioner Stewart reported that John Hidal was the Supervisor-Elect for District 1.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

- 3. **09-1167** Hearing to consider a time extension request for the Blackhawk Estates project (Tentative Subdivision Map Time Extension TM08-1466-E) for 3 one-year time extensions to the approved tentative map creating nine residential lots, resulting in a new expiration date of October 20, 2019 on property identified by Assessor's Parcel Number 078-200-71, consisting of 74.38 acres, in the Pleasant Valley area, submitted by Bruce and Diane Wirtanen; and staff recommending the Planning Commission take the following actions:

- 1) Find that pursuant to the California Environmental Quality Act (CEQA) 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 October 20, 2009, as described in the CEQA Findings; and
- 2) Approve TM08-1466-E extending the expiration of the approved tentative subdivision map for three years to October 20, 2019 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

A motion was made by Commissioner Miller, seconded by Commissioner Hansen, to Approve staff's recommended actions.

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

4. 16-1122

Hearing to consider the Hermosa Vista Ranch project (Rezone Z16-0003/Williamson Act Contract WAC16-0002)** to establish a new Williamson Act Contract (Agricultural Preserve) and rezone from Rural Lands-40 Acres to Limited Agriculture on property identified by Assessor’s Parcel Number 041-031-04, consisting of 154.04 acres, in the Somerset area, submitted by John and Maria Taylor; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Find that the project is Categorically Exempt from the California Environmental Quality Act pursuant to Sections 15305 and 15317;
- 2) Approve Williamson Act Contract WAC16-0002 establishing a new Agricultural Preserve of approximately 154.04 acres based on the Findings and subject to the Conditions of Approval as presented; and
- 2) Approve Z16-0003 rezoning Assessor’s Parcel Number 041-031-04 from Rural Lands-40 Acres to Limited Agriculture based on the Findings as presented.

(Supervisory District 2)

A motion was made by Commissioner Shinault, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff’s recommended actions.

Yes: 3 - Commissioner Shinault, Commissioner Williams and Commissioner Hansen

Noes: 2 - Commissioner Stewart and Commissioner Miller

5. 16-0660

Community Development Agency, Long Range Planning, providing an update on a public workshop with the Board of Supervisors on August 16, 2016 for development of a Cultural Resources Ordinance; and staff recommending the Planning Commission take the following actions:

- 1) Receive and file staff’s presentation;
- 2) Discuss and provide comments on updates to the 1999 Guidelines for Cultural Resources Studies; and
- 3) Discuss options for proposed amendments to General Plan Policy 7.5.1.5 for the Board to consider.

Public Comment: K. Payne, L. Parlin, S. Taylor

No Action Taken.

6. 16-0760 Community Development Agency, Long Range Planning, providing an update on a public workshop with the Board of Supervisors on August 16, 2016 for development of a Scenic Corridor Ordinance; and staff recommending the Planning Commission take the following actions:
- 1) Receive and file staff's presentation; and
 - 2) Review and consider key questions for implementing the Board's direction regarding development of a Scenic Corridor Ordinance.

Public Comment: S. Taylor

No Action Taken.

ADJOURNMENT

Meeting was adjourned at 12:33 P.M. by Commissioner Stewart.

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.