



County of El Dorado

Minutes - Final Planning Commission

Community Development
Agency
Development Services
Division
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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

Thursday, July 9, 2015

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. 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: 4 - Member Heflin, Member Stewart, Member Miller and Member Pratt

Absent: 1 - Member Shinault

ADOPTION OF AGENDA

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

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

Absent: 1 - Member Shinault

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. [15-0758](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 25, 2015.

A motion was made by Member Pratt, seconded by Member Miller, to Approve the Meeting Minutes of June 25, 2015.

Yes: 3 - Member Stewart, Member Miller and Member Pratt

Absent: 1 - Member Shinault

Abstained: 1 - Member Heflin

END OF CONSENT CALENDAR**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services,
Transportation, County Counsel)****COMMISSIONERS' REPORTS****PUBLIC FORUM / PUBLIC COMMENT****AGENDA ITEMS**

2. [15-0759](#) Hearing to consider a request to allow the construction and operation of a wireless telecommunication facility [Special Use Permit S15-0003/Verizon Wireless Communication Facility (Mono-Pine)-Fairplay]* on property identified by Assessor's Parcel Number 094-110-14, consisting of 48 acres, in the Fairplay area, submitted by Verizon Wireless; 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 S15-0003 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 2)

A motion was made by Member Pratt, seconded by Member Miller, to Approve this item.

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

Absent: 1 - Member Shinault

3. [15-0760](#) Hearing to consider the Carson Creek Unit 3 project [Tentative Map TM14-1519]** for a Tentative Subdivision Map creating 140 residential lots ranging from 3,250 square feet to 9,438 square feet, 4 lettered lots for landscaping, drainage and utilities, and 1 roadway lot, and establishing Single Family High Density (SFHD) zoning, Design Waivers from the Design and Improvement Standard Manual (DISM) road standards and Design Waivers from the Carson Creek Specific Plan development standards on property identified by Assessor’s Parcel Number 117-570-04, consisting of 19.37 acres, in the El Dorado Hills area, submitted by Lennar Homes Of California, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
 - 2) Approve Tentative Map TM14-1519 based on the Findings and subject to the Conditions of Approval as presented;
 - 3) Approve the following Design Waivers from the Design and Improvement Standards Manual (DISM) as the Findings could be made:
 - (a) Construct the Lot R encroachment onto Golden Foothill Parkway to Standard Plan 103D without the 100 foot tapers;
 - (b) Construct road encroachment (exit only) onto Carson Crossing Drive to Standard Plan 103D without the 100 foot tapers;
 - (c) Reduce the sidewalk widths to 4 feet for residential streets (sidewalk on one side);
 - (d) Reduce the residential street right of way widths (Lot R) from 50 feet to 40 feet;
 - (e) Install local access stub streets ≤150 feet in length (Lot R width 24 feet; 21 feet curb face to curb face); and
 - (f) Intersection off-set of K Street and J Street <150 feet.
 - 4) Approve the Design Waivers of the following Carson Creek Specific Plan development standards as the Findings could be made:
 - (a) Minimum Front Yard Setback: 12.5 feet
 - (b) Minimum Side Yard Setback: 3 feet; 6 feet street side
 - (c) Minimum Setbacks: Building to Building: Side to side 6 feet; Side to rear 10 feet; Rear to rear 10 feet
 (Supervisorial District 2)

A motion was made by Member Pratt, seconded by Member Heflin, to Approve this item with modifications to Conditions of Approval 1.B.3 and 36 with the removal of Condition of Approval 29.

Yes: 3 - Member Heflin, Member Miller and Member Pratt

Noes: 1 - Member Stewart

Absent: 1 - Member Shinault

4. [15-0761](#) Hearing to consider a revision to approved Carson Creek Unit 2 Tentative Subdivision Map [Tentative Map Revision TM06-1428-R/Carson Creek Unit 2 Revision]** for 634 residential lots consisting of the following modifications: 1) Modify approved Phasing Plan; 2) Re-design alley-load residential lots with standard front load street frontage; 3) Realignment of on-site trail at Lot G Park; 4) Relocate sewer lift station lot; 5) Addition of landscape lots along Promenade area; 6) Eliminate the roadway loop at the southern portion of the project area and replace it with the roadway stubs and fire department turn-around(s) and; 7) Eliminate Condition of Approval No. 31 involving a 30-acre regional park on property identified by Assessor’s Parcel Numbers 117-570-10, 117-570-11, 117-570-14, and 117-570-15, consisting of 299.96 acres, in the El Dorado Hills area, submitted by Carson Creek El Dorado, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
 - 2) Approve Revision to Carson Creek Phase 2, Unit 2 Tentative Subdivision Map TM06-1428-R based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

A motion was made by Member Pratt, seconded by Member Heflin, to Approve this item with modifications to Condition of Approval 47 Table 1.

Yes: 3 - Member Heflin, Member Miller and Member Pratt

Noes: 1 - Member Stewart

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.

*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.