



County of El Dorado

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Minutes - Final 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, April 24, 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

Present: 4 - Member Mathews, Member Pratt, Member Shinault and Member Stewart

Absent: 1 - Member Heflin

ADOPTION OF AGENDA

A motion was made by Member Pratt, seconded by Member Shinault, to Approve this matter.

Yes: 4 - Member Mathews, Member Pratt, Member Shinault and Member Stewart

Absent: 1 - Member Heflin

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. [14-0467](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 27, 2014. (Cont. 04-10-14, Item 1)

A motion was made by Member Stewart, seconded by Member Shinault, to Approve this matter.

Yes: 4 - Member Mathews, Member Pratt, Member Shinault and Member Stewart

Absent: 1 - Member Heflin

2. [14-0468](#) Chief Administrative Office, Parks Division, submitting request to consider the transfer of River Use Permit #03 from Trevor Croft, owner of Pacific Coast Ventures Group, Inc. dba Pirate Rafting Co., to Jerry Ashburn, owner of Earthtrek Expeditions, Inc., and holder of River Use Permit #58, along with the request to consolidate the user days from River Use Permit #03 into River Use Permit #58; and staff recommending the Planning Commission take the following actions:
- 1) Approve the transfer of River Use Permit #03 from Trevor Croft, owner of Pacific Coast Ventures Group, Inc. dba Pirate Rafting Co., requests the transfer of River Use Permit #03 to Jerry Ashburn, owner of Earthtrek Expeditions, Inc.; and
 - 2) Approve the request to consolidate the user days from River Use Permit #03 into River Use Permit #58. (Cont. 04-10-14, Item 2)

A motion was made by Member Stewart, seconded by Member Shinault, to Approve this matter.

Yes: 4 - Member Mathews, Member Pratt, Member Shinault and Member Stewart

Absent: 1 - Member Heflin

3. [14-0469](#) Chief Administrative Office, Parks Division, submitting the 2013 Annual Report on the River Management Plan as a receive and file; and staff recommending the Planning Commission take the following actions:
- 1) Approve the 2013 Annual Report on the implementation of the River Management Plan; and
 - 2) Recommend the continued implementation of the River Management Plan as currently prescribed. (Cont. 04-10-14, Item 3)

A motion was made by Member Stewart, seconded by Member Shinault, to Approve this matter.

Yes: 4 - Member Mathews, Member Pratt, Member Shinault and Member Stewart

Absent: 1 - Member Heflin

4. [14-0589](#) Chief Administrative Office, Parks Division, recommending approval of three-year Commercial River Use Permits for the following applicants: (a) American Whitewater Expeditions-Permit #45; (b) Action Whitewater Adventures-Permit #63; (c) River Rat and Co.-Permit #67; and (d) H2O Adventures-Permit #72.

A motion was made by Member Stewart, seconded by Member Shinault, to Approve this matter.

Yes: 4 - Member Mathews, Member Pratt, Member Shinault and Member Stewart

Absent: 1 - Member Heflin

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

5. [14-0280](#) Hearing to consider request to amend the El Dorado Hills Specific Plan reducing the required commercial acreage in Village J, rezone approximately 4.5-acres from Planned Commercial-Planned Development (CP-PD) to One-family Residential-Planned Development (R1-PD), a Development plan to modify the one-family residential zone standards, and Tentative Map creating 119 lots, ranging in size from 6,000 to 15,000 square feet, 9 landscape lots, 1 passive park, and a road easement for the future Sienna Ridge Drive [Specific Plan Amendment SP13-0002/Rezone Z13-0002/Planned Development PD13-0001/Tentative Map TM13-1511/Serrano Villages J5 & J6]** on property identified by APNs 123-040-07, 123-040-09, and 115-400-13, consisting of 36.54 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
- 1) Certify the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
 - 2) Adopt Specific Plan Amendment SP13-0002 based on the Findings presented;
 - 3) Approve Rezone Z13-0002 based on the Findings presented;
 - 4) Approve Planned Development PD13-0001, adopting the Development Plan as the official development plan, based on the Findings and subject to the Conditions of Approval;
 - 5) Approve Tentative Map TM13-1511 based on the Findings and subject to the Conditions of Approval; and
 - 6) Approve the following design waiver requests as the appropriate Findings have been made:
 - (a) Modifications to Standard Plan 101B for reduction of the following roadway right-of-way and improvement widths including reduction of sidewalks from six foot widths to four foot widths:
 - (1) 35 feet = E Street, sta. 8+43.60 to 10+43.00
 - (2) 36 feet = A Street, sta. 1+49.00 to 4+15.82; E Street, sta. 5+79.28 to 8+43.60; and C Street, F, G, and H Courts.
 - (3) 37 feet = J Street
 - (4) 38 feet = I Street
 - (5) 42 feet = A Street, sta. 4+15.82 to 10+50.69; E Street, sta. 1+00 to 5+79.28; and B, D, and G Streets.
 - (b) Elimination of sidewalks on one side of A, C, D, E, G, and I Streets and F, G, and H Courts;
 - (c) Reductions of cul-de-sac right-of-way radius from 60 feet to 45.5 feet and road width radius from 50 feet to 40 feet at the end of F, G, and H Courts; and reductions from 100 feet centerline curve radius to 50 feet for "elbow" curves on A, C, and I Streets, and G Court; and
 - (d) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.
- (Supervisory District 1) (Cont. 02-27-14, Item 4) Applicant is

requesting to continue item off-calendar.

A motion was made by Member Stewart, seconded by Member Shinault, to Continue this matter off-calendar.

Yes: 4 - Member Mathews, Member Pratt, Member Shinault and Member Stewart

Absent: 1 - Member Heflin

6. [14-0470](#)

Hearing to consider request for a design review revision to the existing Valero fuel station to allow placement of an 8 foot x 10.5 foot metal storage container for the collection of aluminum cans and plastic/glass bottles, an attendant on site during the hours of operation, and one unlit wall sign [Design Review Revision DR90-0034-R/Recycling Center]** on property identified by Assessor’s Parcel Number 083-340-07, consisting of 0.492 acre, in the Cameron Park area, submitted by Joshua Alexander; and staff recommending the Planning Commission take the following actions:

- 1) Determine the project is Categorically Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines; and
- 2) Approve Design Review Revision DR90-0034-R based on the Findings and subject to the Conditions of Approval. (Supervisory District 4) (Cont. 04-10-14, Item 4)

A motion was made by Member Stewart, seconded by Member Shinault, to Continue this matter off-calendar.

Yes: 4 - Member Mathews, Member Pratt, Member Shinault and Member Stewart

Absent: 1 - Member Heflin

7. [14-0584](#)

Hearing to consider a Development Agreement to establish contractual obligation to maintain Alto LLC Tentative Map approval of 23 residential lots for a minimum period of 10 years from the date of execution, with possible extension term of 5 years [Development Agreement DA13-0001/Alto LLC Tentative Map DA] on property identified by Assessor’s Parcel Number 126-100-19, consisting of 81.6 acres, in the El Dorado Hills area, submitted by Alto LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Find that the negative declaration prepared for action on the zone change and tentative map (Z06-0005/TM06-1408/Alto LLC) sufficiently analyzed the environmental impacts of the project and approval of the proposed development agreement does not raise any new or increased environmental effects; and
- 2) Execute the proposed Development Agreement. (Supervisory District 4)

A motion was made by Member Shinault, seconded by Member Pratt, to recommend Approval to the Board of Supervisors on this matter.

Yes: 3 - Member Mathews, Member Pratt and Member Shinault

Noes: 1 - Member Stewart

Absent: 1 - Member Heflin

8. [14-0588](#) Hearing to consider request for a Finding of Consistency pursuant to Condition of Approval Number Two of Planned Development PD97-0011 [formerly known as Sundance Plaza and now named The Crossings] to find that the proposed phasing revision is consistent with the project's approval on property identified by Assessor's Parcel Numbers 325-220-49, 327-110-02, 327-110-03, 327-110-06, 327-110-08, 327-120-19, 327-120-20, 327-120-21, 327-120-22, 327-130-01, and 327-130-02, consisting of 72 acres, in the Placerville area, submitted by Palos Verdes Properties. (Supervisory District 3) (Cont. 04-24-14, Item 8)

A motion was made by Member Pratt, seconded by Member Stewart, to Conceptually Approve item and Continue this matter to the May 8, 2014 meeting.

Yes: 4 - Member Mathews, Member Pratt, Member Shinault and Member Stewart

Absent: 1 - Member Heflin

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.