



# County of El Dorado

## MEETING AGENDA Planning Commission

Community Development  
Agency  
Development Services  
Division  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone:530-621-5355  
fax:530-642-0508

*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, December 10, 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.

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](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 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**

**ADOPTION OF AGENDA**

**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. [15-1394](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of November 12, 2015.

**END OF CONSENT CALENDAR**

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

**COMMISSIONERS' REPORTS**

**PUBLIC FORUM / PUBLIC COMMENT**

**AGENDA ITEMS**

2. [15-1395](#) Hearing to consider the Verizon Wireless Communication Facility Cedar Ravine Monopine project [Special Use Permit S15-0011]\* to allow the construction of a new 86-foot tall monopine tower to replace an existing 53-foot monopole within an existing wireless communication facility on property identified by Assessor's Parcel Number 051-430-27, consisting of 76 acres, located in the Placerville 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 S15-0011 based on the Findings and subject to the Conditions of Approval as presented.  
(Supervisory District 3)
3. [15-1409](#) Hearing to consider a request submitted by Dennis Smith appealing the approval of Design Review DR14-0005-S/Dollar General Georgetown to permit a new 9,000 square foot commercial building on property identified by Assessor's Parcel Numbers 061-362-01, 061-362-02, and 061-362-04. The property totals 1.2 acres and is located on the southeast side of Main Street between the intersections with Orleans Street and Harkness Street, in the Georgetown area; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
  - 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d), incorporating the Mitigation Measures as presented; and
  - 3) Deny the appeal, thereby upholding the approval of Design Review DR14-0005-S by the Development Services Division Director on October 28, 2015, based on the Findings (Attachment C) and subject to the Conditions of Approval (Attachment D).  
(Supervisory District 4)

4. [14-1617](#)

Hearing to consider the Dixon Ranch project [General Plan Amendment A11-0006/Rezone Z11-0008/Planned Development PD11-0006/Tentative Map TM11-1505/Development Agreement DA14-0001] for the following requests: 1) Certification of Environmental Impact Report and adoption of the Mitigation Monitoring and Reporting Program; 2) General Plan Amendment amending the land use designations from Low Density Residential and Open Space to High Density Residential, Medium Density Residential, Low Density Residential, and Open Space; 3) Zone Amendments amending the existing zones from Exclusive Agriculture and Estate Residential Five-Acre to an overall Planned Development Zone District combined with the following six base zone districts: One-Family Residential, One-Acre Residential, Single-Family Three-Acre Residential, Estate-Residential Five-Acre, Recreation Facility, and Open Space; 4) Development Plan for Phase 1 of the project to allow efficient use of the land and flexibility of development under the proposed tentative subdivision map to include gated private roads, and a Conceptual Development Plan for Phase 2; 5) Tentative Subdivision Map consisting of: A) Large Lot Tentative Subdivision Map (Phase 0) creating 33 large lots for financing and phasing purposes; B) Small Lot Tentative Subdivision Map for Phase 1 creating a total of 411 single family residential lots, one public park lot, one clubhouse lot, eight open space lots, 10 landscape lots, six road lots, and one sewer lift station lot; and C) Conceptual approval of the Small Lot Tentative Subdivision Map for Phase 2 creating the remaining 194 single family residential lots, one neighborhood park, and the remaining open space, landscape, and road lots, and 6) Design waivers from Standard Plan 101B on property identified by Assessor's Parcel Numbers 126-020-01, 126-020-02, 126-020-03, 126-020-04 and 126-150-23, consisting of 280.27 acres, located in the Community Region of El Dorado Hills, submitted by Dixon Ranch Ventures, LLC; and staff recommending the Planning Commission make the following recommendation to the Board of Supervisors:

- 1) Adopt Resolution 2016-xxx certifying the Environmental Impact Report (EIR) (SCH No. 2012062023) for the proposed Dixon Ranch Residential Subdivision, subject to CEQA Findings and Statement of Overriding Considerations;
- 2) Adopt the Mitigation Monitoring Reporting Program (MMRP), in compliance with CEQA Guidelines Section 15097(a), (Exhibit F);
- 3) Adopt Resolution 2016-xxx amending the General Plan from Low Density Residential (LDR, 278.99 acres) and Open Space (OS, 1.28 acres) to High Density Residential (HDR, 186.26 acres), Medium Density Residential (MDR, 21.40 acres), LDR (5.02 acres), and OS (67.59 acres) (General Plan Amendment A11-0006), based on the Findings;
- 4) Adopt Ordinance No. XXX rezoning property from Exclusive Agriculture (AE, 279.95 acres) and Estate Residential Five-acres (RE-5,

0.32 acres) to One-family Residential (R1-PD, 177.04 acres); One-acre Residential (R1A-PD, 5.52 acres); Single-family Three-acre Residential (R3A-PD, 15.88 acres); Estate-residential Five-acre (RE-5-PD, 5.02 acres); Recreation Facility (RF-PD, 9.22 acres); and Open Space (OS-PD, 67.59 acres) (Zoning Ordinance Amendment Z11-0008), based on the Findings;

5) Approve the Phase 1 Development Plan containing several residential lot types, including age-restricted units. Residences will be served by gated private roads. The development will provide a public park, open space, and landscape areas totaling 62.84 acres; internal pedestrian/bicycle circulation consisting of sidewalks, pedestrian pathways, open space trails, and multi-use trails; and a public Class 2 bike lane from Green Valley Road to the on-site public park. (Exhibits G1-2) (Development Plan PD11-0006), based on the Findings and Conditions of Approval;

6) Approve the Large-Lot Tentative Subdivision Map creating 33 large lots for financing and phasing purposes (TM11-1505) (Exhibit H1);

7) Approve the Phase 1 Tentative Map consisting of 411 residential lots, one public park lot, eight open space lots, 10 landscape lots, six road lots, and one public utility lot (TM11-1505) (Exhibits H1,2,and 3), based on the Findings and subject to the MMRP and Conditions of Approval;

8) Approve Design Waivers 1 through 12 based on the Findings and subject to the Conditions of Approval;

9) Conceptually approve Phase 2 of Development Plan PD11-0006 in compliance with Zoning Ordinance Section 130.040.010.A (Exhibit I); and

10) Adopt Ordinance No. XXX approving the Dixon Ranch Development Agreement (DA14-0001) (Exhibit J).  
(Supervisory District 1)

## 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.