



County of El Dorado

Minutes - Final Planning Commission

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

Community Development
Agency
Development Services
Division
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
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Thursday, November 12, 2015

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

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

Absent: 1 - Member Shinault

ADOPTION OF AGENDA

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

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

Absent: 2 - Member Pratt and 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. [15-1207](#)

Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 22, 2015.

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

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

Absent: 1 - Member Shinault

Abstained: 1 - Member Heflin

2. [15-1209](#) Clerk of the Planning Commission recommending the Commission approve the 2016 Planning Commission Meeting Schedule.

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

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

Absent: 1 - Member Shinault

3. [15-1210](#) Hearing to consider a Finding of Consistency with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402 for the purposes of developing a Sheriff's Headquarters Public Safety Facility [GOV15-0003] on property identified by Assessor's Parcel Numbers 329-240-55 and 329-391-10, in the Diamond Springs area, submitted by El Dorado County; and staff recommending the Planning Commission find the acquisition of real property by the County for the purposes of developing a Sheriff's Headquarters Public Safety Facility is consistent with the El Dorado County 2004 General Plan, pursuant to Government Code Section 65402.
(Supervisory Districts 3)

A motion was made by Member Miller, seconded by Member Pratt, to find the acquisition of real property by the County for the purposes of developing a Sheriff's Headquarters Public Safety Facility is consistent with the El Dorado 2004 General Plan, pursuant to Government Code Section 65402.

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

Absent: 1 - Member Shinault

4. [15-1227](#) Chief Administrative Office, Parks Division, submitting request to consider the transfers of weekend user days from River Use Permit #05 to River Use Permit #63 and #19 and the transfer River Use Permit #05 to River Runners, Inc., owned by John Kosakowsky and Sarah Vardaro ; and staff recommending the Planning Commission take the following actions:
- 1) Approve the transfer of 40 weekend user days from River Use Permit #05 to River Use Permit #63;
 - 2) Approve the transfer of 14 weekend user days from River Use Permit #05 to River Use Permit #19.; and
 - 3) Approve the transfer of River Use Permit #05 with 30 weekend and 25 weekday user days from Danny Lulla, president of River Runners, Inc. to River Runners, Inc. owned by John Kosakowsky and Sarah Vardaro and approve a one-year provisional River Use Permit for River Runners, Inc.

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

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

Absent: 1 - Member Shinault

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

5. [15-1211](#) Hearing to consider the Indian Creek Verizon Wireless project [Special Use Permit S15-0007]* to allow the construction of a wireless telecommunication facility on property identified by Assessor's Parcel Number 317-250-56, consisting of 16.26 acres, located in the Placerville area, submitted by Verizon Wireless; 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 Special Use Permit S15-0007 based on the Findings and subject to the Conditions of Approval/Mitigation Measures as presented.
- (Supervisory District 4)

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

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

Recused: 1 - Member Stewart

Absent: 1 - Member Shinault

6. [15-1212](#)

HEARING - Consider the recommendation of the Planning Commission on the Dryden project [Rezone Z15-0001/Parcel Map P15-0001] for a rezone request, Tentative Parcel Map to create four parcels, and Design Waivers of the El Dorado County Design and Improvement Standard Manual (DISM) road standards on property identified by Assessor's Parcel Number 016-410-10, consisting of 16.63 acres, located in the Meeks Bay area, submitted by John and Kirsten Dryden; and to take the following actions:

- 1) Adopt the Negative Declaration, based on the Initial Study prepared by staff;
- 2) Approve Z15-0001 rezoning Assessor's Parcel Number 016-410-10 from Tahoe One-Family Residential (TR1)-7.49 acres and Tahoe Commercial (CT)-9.14 acres to Tahoe One-Family Residential (TR1) -15.41 acres and Tahoe Commercial (CT)-1.22 acres based on the Findings (Attachment 2B) presented;
- 3) Approve Tentative Parcel Map P15-0001 based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) presented;
- 4) Approve the following Design Waivers from the Design and Improvement Standards Manual (DISM) as the Findings (Attachment 2B) could be made:
 - a) Roadway width minimum of 18 feet per Standard Plan 101C to be reduced to 12 feet for connecting road to proposed Lots 1, 2, and 4;
 - b) Right of way width minimum of 50 feet per Standard Plan 101C to be reduced to 20 feet for connecting road to proposed Lots 1, 2, and 4; and
 - c) Roadway structural requirement of 2.5 inches of hot mix asphalt over 6 inches of class 2 aggregate base per Standard Plan 101C to be waived;
- 5) Deny the Design Waiver requesting the requirement for a fire turnout on Lot 4 per El Dorado County Standard Plan to be waived; and
- 6) Adopt Ordinance 5031 for said rezone. (Est. Time: 15 Min.)
(Supervisory District 5)

A motion was made by Member Miller, seconded by Member Pratt, to recommend Approval to the Board of Supervisors on this item, but to deny the Design Waiver request for the requirement for a fire turnout on Lot 4 be waived.

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

Absent: 1 - Member Shinault

7. [15-1213](#) Hearing to consider the American Tower Corporation Strawberry Site project [Special Use Permit Revision S01-0032-R-6]** to allow the conversion of the existing 125-foot tall monopine to a 120-foot monopole by removing the existing branches on property identified by Assessor's Parcel Number 038-400-19, consisting of 14.71 acres, located in the Strawberry area, submitted by American Tower Corporation; and staff recommending the Planning Commission take the following actions:

- 1) Find the project is Exempt from CEQA pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines; and
- 2) Approve Special Use Permit Revision S01-0032-R-6 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

8. [15-1214](#) Hearing to consider the Verizon Wireless Communication Facility Auburn Lake Trails Monopine project [Planned Development PD15-0005/Special Use Permit S14-0012]* to allow the construction of a wireless communications facility on property identified by Assessor's Parcel Number 071-032-46, consisting of 45.03 acres, located in the Cool 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;
- 2) Approve Planned Development PD15-0005 as the official Development Plan based on the Findings and subject to the Conditions of Approval as presented; and
- 3) Approve Special Use Permit S14-0012 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)

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

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

Absent: 1 - Member Shinault

9. [15-1215](#) Hearing to consider the Verizon Wireless Communication Facility Jackpine Monopine project [Special Use Permit S15-0009]* to allow the construction of a wireless communications facility on property identified by Assessor's Parcel Number 070-072-57, consisting of 28.57 acres, located in the Shingle Springs 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 S15-0009 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

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

10. [15-1251](#)

HEARING - Consider the recommendation of the Planning Commission on the Serrano Village C-2 project [Rezone Z08-0003/Planned Development PD08-0005/Tentative Subdivision Map TM08-1465] for rezone requests, Tentative Subdivision Map creating 50 residential lots and four Open Space lots in two phases, a Development Plan, and Design Waivers of the El Dorado County Design and Improvement Standard Manual (DISM) standards on property identified by Assessor's Parcel Numbers 122-030-05, 122-130-14, 122-140-03, 122-580-27 and a portion of 122-590-01, consisting of 121.8 acres, located in the El Dorado Hills area, submitted by Serrano Associates, LLC; and to take the following actions:

- 1) Certify the residential project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines;
- 2) Approve Z08-0003 rezoning the following Assessor's Parcel Numbers based on Findings (Attachment 2B) presented:
 - (a) Assessor's Parcel Number 122-590-01: Approximate 8.4-acre portion from One-Family Residential-Planned Development (R1-PD) to One-Half Acre Residential-Planned Development (R-20,000-PD) and an approximate 12.3-acre portion from One-Family Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD);
 - (b) Assessor's Parcel Number 122-580-27: Approximate 1.4-acre portion from One-Family Residential-Planned Development (R1-PD) to One-Half Acre Residential-Planned Development (R-20,000-PD) and an approximate 4.5-acre portion from One-Family Residential-Planned Development (R1-PD) to Open Space-Planned Development (OS-PD);
 - (c) Assessor's Parcel Number 122-130-14: Approximate 16.3-acre portion from Open Space-Planned Development (OS-PD) to One-Half Acre Residential-Planned Development (R-20,000-PD);
 - (d) Assessor's Parcel Number 122-140-03: Approximate 0.1-acre portion from Open Space-Planned Development (OS-PD) to One-Half Acre Residential-Planned Development (R-20,000-PD); and
 - (e) Assessor's Parcel Number 122-030-05: Approximate 1-acre portion from One-Half Acre Residential (R-20,000) to Open Space-Planned Development (OS-PD);
- 3) Approve Planned Development PD08-0005, as the official Development Plan, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) presented;
- 4) Approve Tentative Map TM08-1465 based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2B) presented;
- 5) Approve the following Design Waivers as Findings (Attachment 2B) could be made:
 - A) Modification of the following standard road improvements under DISM Standard Plan 101 B:
 - (1) Reduction of right-of-way width from 50 feet to 46 feet for A and B

Streets, and from 50 feet to 36 feet for C Court;
(2) Reduction of road width from 36 feet to 28 feet for C Court; and
B) Reduction of cul-de-sac radius at the end of C Court and A Street
from 50 feet to 47 feet and improved surface radius from 50 feet to 40
feet; and
6) Adopt Ordinance 5032 for said rezone. (Est. Time: 15 Min.)
(Supervisory District 1)

A motion was made by Member Stewart, seconded by Member Miller, to recommend Approval to the Board of Supervisors on this item, but to amend the Design Waiver request to eliminate sidewalks on C Court to instead require 6-foot sidewalks on one side of C Court and 6-foot sidewalks on both sides of A Street from the start of Lots 10 and 31 on the east side down to the creek crossing. The motion FAILED.

Yes: 2 - Member Stewart and Member Miller

Noes: 2 - Member Heflin and Member Pratt

Absent: 1 - Member Shinault

A motion was made by Member Stewart, seconded by Member Pratt, to recommend Approval to the Board of Supervisors on this item, but to deny the following Design Waiver requests: (a) Construction of sidewalk reduced from 6-foot wide to 4-foot wide on one side of A and B Streets; and (b) Elimination of sidewalks on C Court; and to defer Design Waiver request to exceed standard street gradient of 12% for C Court and portions of A Street measured up to 15% grade to a separate action of the Commission.

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

Absent: 1 - Member Shinault

A motion was made by Member Stewart, seconded by Member Pratt, to recommend the Board of Supervisors add a new Condition of Approval for the installation of a stop sign on Russi Ranch Drive.

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

Absent: 1 - Member Shinault

A motion was made by Member Pratt, seconded by Member Heflin, to recommend Approval to the Board of Supervisor for the Design Waiver request to exceed standard street gradient of 12% for C Court and portions of A Street measured up to 15% grade. The motion FAILED.

Yes: 2 - Member Heflin and Member Pratt

Noes: 2 - Member Stewart and Member Miller

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.