



County of El Dorado

Minutes - Final 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, March 24, 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

Present: 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

Absent: 1 - Member Shinault

ADOPTION OF AGENDA

A motion was made by Member Williams, seconded by Member Hansen, to Approve the agenda amended as follows: (a) Hear Item #8 as the first item due to a continuance request; and (b) Hear Items #5, #6, and #7 together with one public comment period, but separate actions for each item.

Yes: 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

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. [16-0201](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 25, 2016.

A motion was made by Member Hansen, seconded by Member Williams, to Approve this item.

Yes: 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

Absent: 1 - Member Shinault
2. [16-0203](#) Chief Administrative Office, Parks Division, submitting request to receive and file the 2015 Annual Report on the River Management Plan; and staff recommending the Planning Commission take the following actions:

 - 1) Approve 2015 Annual Report on implementation of the River Management Plan; and
 - 2) Recommend continued implementation of the River Management Plan as currently prescribed.

A motion was made by Member Hansen, seconded by Member Williams, to Approve this item.

Yes: 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

Absent: 1 - Member Shinault
3. [16-0204](#) Chief Administrative Office, Parks Division, submitting request to consider the transfer of 7 weekend user days and 5 weekday user days from River Use Permit #58 to River Use Permit #52; request the transfer of 7 weekend user days and 5 weekday user days from River Use Permit #58 to River Use Permit #23; and request the transfer of River Use Permit #58 with 128 weekend and 79 weekday user days to O.A.R.S. West, Inc.; and staff recommending the Planning Commission take the following actions:

 - 1) Approve the transfer of 7 weekend user days and 5 weekday user days from River Use Permit #58, held by Jerry Ashburn, president of EarthTrek Expeditions, Inc. to River Use Permit #52, held by Scott Armstrong, president of All Outdoors Whitewater Rafting, Inc;
 - 2) Approve the transfer of 7 weekend user days and 5 weekday user days from River Use Permit #58, held by Jerry Ashburn, president of EarthTrek Expeditions, Inc. to River Use Permit #23, held by Norm Schoenhoff, president of Whitewater Excitement, Inc; and
 - 3) Approve the transfer of River Use Permit #58 with 128 weekend user days and 79 weekday user days from Jerry Ashburn, president of EarthTrek Expeditions, Inc. to George Wendt, president of O.A.R.S. West, Inc.

A motion was made by Member Hansen, seconded by Member Williams, to Approve this item.

Yes: 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

Absent: 1 - Member Shinault

4. [16-0205](#) Chief Administrative Office, Parks Division, recommending approval of three-year River Use Permits for applicants that hold the following River Use Permits as they meet the standards established in the Streams and Rivers Commercial Boating Ordinance Chapter 5.48; River Use Permits: #01, #08, #10, #11, #13, #14, #18, #19, #20, #23, #24, #25, #27, #28, #30, #32, #33, #38, #43, #44, #48, #49, #50, #51, #52, #55, #58, #59, #60, #61, #68, #70, #74, #75, and #79.

A motion was made by Member Hansen, seconded by Member Williams, to Approve this item.

Yes: 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

Absent: 1 - Member Shinault

END OF CONSENT CALENDAR

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

[16-0375](#) Departmental Reports and Communications (See Attachment)

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

5. [16-0195](#) Hearing to consider a request for the Hawk View project [Tentative Map Revision TM00-1371-R/Time Extension TM00-1371-E] for a revision and one-year time extension of the approved 114-unit Tentative Subdivision Map on property identified by Assessor's Parcel Number 115-040-16, consisting of 40.10 acres, in the El Dorado Hills area, submitted by BL Road, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report;
 - 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented;
 - 3) Approve a one-year time extension to Tentative Map TM00-1371; and
 - 4) Approve Tentative Map Revision TM00-1371-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1) (cont. 03/24/16, Item #5)

A motion was made by Member Hansen, seconded by Member Miller, to Approve this item. The motion FAILED

Yes: 2 - Member Miller and Member Hansen

Noes: 2 - Member Stewart and Member Williams

Absent: 1 - Member Shinault

A motion was made by Member Stewart, seconded by Member Williams, to Continue this item to the April 28, 2016 meeting.

Yes: 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

Absent: 1 - Member Shinault

6. [16-0198](#) Hearing to consider a request for the Bell Ranch project [Tentative Map Revision TM96-1321-R-3/Time Extension TM96-1321-E-2] for a revision and one-year time extension of the approved 113-unit Tentative Subdivision Map on property identified by Assessor's Parcel Number 119-020-52, consisting of 112.14 acres, in the El Dorado Hills area, submitted by BL Road, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report;
 - 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented;
 - 3) Approve a one-year time extension to Tentative Map TM96-1321; and
 - 4) Approve Tentative Map Revision TM96-1321-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2) (cont. 03/24/16, Item #6)

A motion was made by Member Williams, seconded by Member Stewart, to Continue this item to the April 28, 2016 meeting.

Yes: 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

Absent: 1 - Member Shinault

7. [16-0199](#) Hearing to consider a request for the Bell Woods project [Tentative Map Revision TM01-1380-R/Time Extension TM01-1380-E] for a revision and one-year time extension of the approved 54-unit Tentative Subdivision Map on property identified by Assessor's Parcel Number 119-020-50, consisting of 34.28 acres, in the Cameron Park area, submitted by BL Road, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report;
 - 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented;
 - 3) Adopt the Phasing Plan, consisting of Phases 1 and 2, pursuant Section 120.28.010 of the El Dorado County Subdivision Ordinance;
 - 4) Approve a one-year time extension to Tentative Map TM01-1380; and
 - 5) Approve Tentative Map Revision TM01-1380-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2) (cont. 03/24/16, Item #7)

A motion was made by Member Williams, seconded by Member Stewart, to Continue this item to the April 28, 2016 meeting.

Yes: 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

Absent: 1 - Member Shinault

8. [16-0041](#) Hearing to consider the Verizon Wireless Communication Facility Arrowbee Monopine project [Special Use Permit S15-0004]* to allow a new 90-foot tall monopine tower, outdoor equipment cabinets, standby diesel generator, and related ground equipment on property identified by Assessor's Parcel Number 105-140-06, consisting of 5.02 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 S15-0004 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4) (cont. 02/25/16, Item 4)

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

Yes: 4 - Member Stewart, Member Miller, Member Williams and Member Hansen

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.