



County of El Dorado

Minutes - Final 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
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, June 9, 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: 5 - Member Stewart, Member Miller, Member Shinault, Member Williams and Member Hansen

ADOPTION OF AGENDA

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

Yes: 5 - Member Stewart, Member Miller, Member Shinault, Member Williams and Member Hansen

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. [16-0580](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 26, 2016.

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

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

Abstained: 1 - Member Williams

END OF CONSENT CALENDAR**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services,
Transportation, County Counsel)****COMMISSIONERS' REPORTS****PUBLIC FORUM / PUBLIC COMMENT****AGENDA ITEMS****2. 07-1802**

Clerk of the Board note: At the request of the El Dorado County Community Development Agency, this file is available for public viewing in advance of official publication of a Board of Supervisors meeting agenda. It is anticipated the Board will hear this matter on July 19, 2016. At this time, the content of the file is provided for informational purposes only and subject to change without notice until an official agenda is published.

HEARING - To consider a request submitted by Neighbors Against Shinn Ranch Development appealing the Planning Commission's June 9, 2016, approval of Tentative Map Time Extension

TM07-1441-E/Shinn Ranch Tentative Map on property identified by Assessor's Parcel Numbers 319-260-89, 331-070-01, 331-620-04, 331-620-05, 331-620-13, 331-620-18, 331-620-23, and 331-620-30, consisting of 182.9 acres, in the El Dorado area, submitted by Silverado Homes, Inc.; and staff recommending the Board take the following actions:

1) Determine that pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on December 04, 2007, as described in the California Environmental Quality Act Findings; and

2) Deny the appeal, thereby upholding the Planning Commission's June 9, 2016 approval of TM07-1441-E extending the expiration of the approved tentative map for a total of two years to December 4, 2018, and approve minor texts edits to the map based on the Findings (Attachment 5C) and subject to the Conditions of Approval (Attachment 5D) as presented. (Supervisory District 3) (Est. Time: 1 Hr.)

Public Comment: C. Reay, S. Watkins, R. Allgeier, L. Arant, J. Whitman

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

Yes: 5 - Member Stewart, Member Miller, Member Shinault, Member Williams and Member Hansen

3. [16-0581](#) Clerk of the Board note: At the request of the El Dorado County Community Development Agency, this file is available for public viewing in advance of official publication of a Board of Supervisors meeting agenda. It is anticipated the Board will hear this matter on July 19, 2016. At this time, the content of the file is provided for informational purposes only and subject to change without notice until an official agenda is published.

HEARING - To consider the recommendation of the Planning Commission for the Carson Creek Specific Plan Amendment (Specific Plan Amendment SP94-0002-R-2) to amend the text of the Carson Creek Specific Plan, Section 4.8 - Local Convenience Commercial and Community Center, to allow the following: 1) Community Care Facilities with a Conditional Use Permit; and 2) Increase the maximum floor-to-area ratio from 0.40 to 0.50 on property identified by Assessor's Parcel Number 117-490-01, consisting of 710 acres-Carson Creek Specific Plan and 4.11 acres-Local Convenience Commercial Zone/Site, in the Carson Creek Specific Plan Area in El Dorado Hills, submitted by Anthony G. Scotch; and recommending the Board take the following actions:

- 1) Adopt the Environmental Impact Report Addendum pursuant to Section 15164 of the California Environmental Quality Act Guidelines (Attachment D); and
- 2) Amend Section 4.8 - Local Convenience Commercial and Community Center of the Carson Creek Specific Plan to allow community care facilities with a Conditional Use Permit in the Local Convenience Commercial Zone and an increase in the maximum floor-to-area ratio from 0.40 to 0.50 based on the Findings presented (Attachment 2B). (Supervisory District 2) (Est. Time: 10 Min.)

A motion was made by Member Miller, seconded by Member Williams, to recommend Approval of this item to the Board of Supervisors.

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

Noes: 1 - Member Stewart

4. [16-0582](#) Hearing to consider the El Dorado Hills Memory Care (The Pavilions) project [Planned Development PD15-0003]* for Phase 1 construction and operation of a memory care facility on property identified by Assessor’s Parcel Number 124-140-33, consisting of 6.85 acres, in the El Dorado Hills area, submitted by Family Real Property; and staff recommending the Planning take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
 - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d);
 - 3) Approve Planned Development PD15-0003 based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Adopt a map amendment removing a portion of a vehicular access restriction recorded along Green Valley Road.
(Supervisory District 1)

Public Comment: B. Glover, L. Patane, C. Lebeaux

A motion was made by Member Miller to Approve this item with the identified amendments to the Findings and Conditions of Approval, but without the inclusion of staff’s recommended action item #4. FAILED FOR LACK OF A SECOND.

A motion was made by Member Hansen, seconded by Member Williams, to Approve this item with the following amendments: (a) Modify Finding 2.1.6 by removing the sentence referring to the Facility Plan Report; (b) Modify Condition #28 and delete Condition #29 as identified in the Staff Memo dated June 8, 2016.

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

Noes: 1 - Member Miller

11:00 A.M.

5. [16-0583](#) Informational Workshop - The Essentials of Land Use Planning and Proceedings. William (Bill) Abbott will provide an overview of planning law and practice in California, covering such topics as the general plan, zoning, environmental review, and practical tips for land use proceedings. Mr. Abbott is a founding partner of Abbott & Kindermann, LLP, a Sacramento-based law firm focusing on land use issues. Mr. Abbott has participated in numerous training programs for local planning departments, County Supervisors Association of California, League of California Cities, and the County Planning Directors' Association. He also serves as an expert witness on California land use proceedings in state and federal court.

No Action Taken.

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.