



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, October 27, 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

Meeting was called to order at 8:30 A.M. by Commissioner Stewart.

Present: 5 - Commissioner Stewart, Commissioner Miller, Commissioner Shinault, Commissioner Williams and Commissioner Hansen

ADOPTION OF AGENDA

A motion was made by Commissioner Shinault, seconded by Commissioner Miller, to Approve the agenda as presented.

Yes: 5 - Commissioner Stewart, Commissioner Miller, Commissioner Shinault, Commissioner Williams and Commissioner 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.)

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to Approve the Consent Calendar.

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

1. [16-1038](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 13, 2016.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

There was no departmental reports.

COMMISSIONERS' REPORTS

Commissioner Shinault reported that some extensions were being granted for grading in the Tahoe area due to the adverse weather conditions.

Commissioner Hansen reported that the past weekend had been very busy at Apple Hill.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

2. 14-0245

Community Development Agency, Long Range Planning Division, recommending the Board:

- 1) Adopt Resolution XXX-2016 certifying the Environmental Impact Report (SCH No. 2016022018) for the proposed Western Slope Roadway Capital Improvement Program and Traffic Impact Mitigation Fee Program for El Dorado County (Attachment 22B), subject to the California Environmental Quality Act Findings (Attachment 21D) and Statement of Overriding Considerations (Attachment 21E);
- 2) Adopt the Mitigation Monitoring and Reporting Plan (Attachment 21G), in compliance with California Environmental Quality Act Guidelines Section 15097(a);
- 3) Adopt Resolution XXX-2016 amending the General Plan Transportation and Circulation Element (Attachment 22C);
- 4) Approve the 2016 Capital Improvement Program Book as presented in Attachment 22D, consistent with the Board tentative approval provided on September 20, 2016;
- 5) Adopt Resolution XXX-2016 which includes the updated TIM Fee Nexus Study as presented in Attachment 22F, consistent with the tentative approval provided on September 20, 2016;
- 6) Authorize the Auditor-Controller to create new Traffic Impact Mitigation Fee accounts as shown in the Traffic Impact Mitigation Fee Program section of this staff report;
- 7) Approve and authorize the Chair to sign a budget transfer, (Attachment 22G) which reduces the budget in the current Traffic Impact Mitigation Fee accounts and reestablishes that budget in a corresponding Traffic Impact Mitigation Fee account for the same purpose, and authorize the transfer of all equity from the existing accounts to the newly created accounts;
- 8) Approve the Introduction (First Reading) of Ordinance XXX adding a new section establishing regulations for Frontage Improvements on County Roadways, Chapter 12.09 (Attachment 22H);
- 9) Approve the Introduction (First Reading) of Ordinance XXX adding a new section that provides for a General Plan Traffic Impact Mitigation Fee Program, California Code Section 66000 (Attachment 22I);
- 10) Waive full reading, read by title only and continue the adoption of said Ordinances to December 13, 2016 or January 3, 2017 for Final Passage (Second Reading);
- 11) Receive and File the Draft Traffic Impact Mitigation Fee Administrative Manual and Resolution (Attachment 22J), and provide comments towards finalizing the documents;
- 12) Receive and file the Final Outreach Summary Report (Attachment 22K); and
- 13) Receive and File the responses to public comments.

FUNDING: Funding for the Major Capital Improvement Program and Traffic Impact Mitigation Fee Update is included in the adopted Fiscal

Year 2016/17 budget and is provided by the Traffic Impact Mitigation Fee Program and Road Fund.

Public Comment: S. Taylor

A motion was made by Commissioner Hansen, seconded by Commissioner Miller, to Approve the Finding of Consistency of the Major Capital Improvement Program Update with the General Plan; Recommend Approval to the Board of Supervisors on staff's recommended actions #1, #2, and #3; and Receive and File the Draft Frontage Improvement Ordinance, the Draft TIM Fee Program Ordinance and Draft TIM Fee Program Schedule Resolution.

Yes: 3 - Commissioner Miller, Commissioner Shinault and Commissioner Hansen

Noes: 2 - Commissioner Stewart and Commissioner Williams

ADJOURNMENT

Meeting was adjourned at 10:16 A.M. by Commissioner Stewart.

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.