



County of El Dorado

Minutes - Final Planning Commission

Rich Stewart, Chair, District 1
Gary Miller, First Vice-Chair, District 2
Brian Shinault, Second Vice-Chair, District 5
Jeff Hansen, District 3
James William, District 4

Char Tim, Clerk of the Planning Commission

Community Development
Agency
Development Services
Division
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone: 530-621-5355
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Thursday, December 8, 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: 3 - Commissioner Stewart, Commissioner Miller and Commissioner Hansen

Absent: 1 - Commissioner Shinault

ADOPTION OF AGENDA

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

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

Absent: 1 - Commissioner 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.)

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

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

Absent: 1 - Commissioner Shinault

1. [16-1207](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of November 10, 2016.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Mel Pabalinas reported that he was now the Acting Principal Planner for Current Planning.

Roger Trout reported on the following:

Placer County starting to move forward on several items in Tahoe area.

Board heard the first reading of the CIP/TIM Fee Update on December 6, 2016.

COMMISSIONERS' REPORTS

Commissioner Stewart reported that this was his last Commission meeting and thanked Supervisor Mikulaco and the rest of the Board for their support and appreciated the opportunity to serve on the Commission.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

2. [16-1208](#) Hearing to consider a time extension request for the Promontory Village 6, Phase 3 project (Tentative Subdivision Map Time Extension TM05-1397-E) for six one-year time extensions to the approved tentative map creating 35 custom residential lots, resulting in a new expiration date of November 9, 2022 on property identified by Assessor's Parcel Numbers 124-070-59 and 124-070-60, consisting of 39.78 acres, in the El Dorado Hills area, submitted by MJM Properties, LLC; and staff recommending the Planning Commission take the following actions:
 - 1) Find that the project is exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15182; and
 - 2) Approve TM05-1397-E extending the expiration of the approved tentative map for a total of six years to November 9, 2022 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to Approve staff's recommended actions.

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

Absent: 1 - Commissioner Shinault

3. [14-0176](#) Hearing to consider a time extension request for the Migianella project (Tentative Subdivision Map Time Extension TM07-1458-E) for five one-year time extensions to the approved tentative map creating eight residential lots, resulting in a new expiration date of May 12, 2021 on property identified by Assessor's Parcel Number 110-020-45, consisting of 25.04 acres, in the El Dorado Hills area, submitted by Marie Mitchell and Shan Nejatian; and staff recommending the Planning Commission take the following actions:
- 1) Determine that pursuant to the California Environmental Quality Act (CEQA) 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 May 12, 2009, as described in the CEQA Findings; and
 - 2) Approve TM07-1458-E extending the expiration of the approved tentative subdivision map for five years to May 12, 2021, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to Approve staff's recommended actions with the identified correction of using the most current approved version of the Conditions of Approval.

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

Absent: 1 - Commissioner Shinault

4. [16-1209](#) Hearing to consider a request for the Cameron Park CSD Community Center project (Special Use Permit Revision S05-0032-R)** to allow extended swimming pool hours at the existing Cameron Park CSD community center on property identified by Assessor's Parcel Number 119-190-06, consisting of 4.12 acres, in the Cameron Park area, submitted by the Cameron Park Community Services District; and staff recommending the Planning Commission take the following actions:
- 1) Find that the project is Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301; and
 - 2) Approve Special Use Permit Revision S05-0032-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

A motion was made by Commissioner Williams, seconded by Commissioner Miller, to Approve staff's recommended actions with the following amendment:
(a) Modify Condition of Approval #8 to add the following text at the end of the sentence on hours of operation, "..., provided that no amplified speakers or bullhorns shall be used. Swim team practice for up to 20 swimmers will be allowed from 5:30 a.m. to 7:00 a.m., in addition to regular hours of operation, provided that no amplified speakers or bullhorns shall be used and no competitions or other events shall occur during this time period."

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

Absent: 1 - Commissioner Shinault

5. [16-1211](#)

HEARING - To consider the recommendation of the Planning Commission on the El Dorado Hills Business Park Parcel Map Project (Rezone Z16-0007/Planned Development PD16-0002/Parcel Map P16-0004) on property identified by Assessor's Parcel Number 117-010-15, consisting of 21.94 acres, in the El Dorado Hills area, submitted by LBA Realty Fund III, Company II, LLC; and recommending the Board take the following actions:

- 1) Find that the Project is Exempt pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3);
- 2) Approve Z16-0007 rezoning Assessor's Parcel Number 117-010-15 from Research and Development-Design Review-Community to Research and Development-Planned Development based on the Findings (Attachment 2B);
- 3) Approve PD16-0002 allowing an increase in the Floor-Area Ratio from 0.5 to 1.3, as depicted in the Tentative Parcel Map (Attachment D-Exhibit F) based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C);
- 4) Approve P16-0002 creating four parcels ranging in size from 1.4, 1.5, 1.4, and 17.5 acres, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C); and
- 5) Adopt Ordinance (Attachment 2A) for said rezone. (Supervisory District 2) (Est. Time: 20 Min.)

A motion was made by Commissioner Miller, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff's recommended actions.

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

Absent: 1 - Commissioner Shinault

ADJOURNMENT

Meeting was adjourned at 9:39 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.