



# County of El Dorado

## Minutes - Draft 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

*Gary Miller, Chair, District 2*  
*Brian Shinault, First Vice-Chair, District 5*  
*James Williams, Second Vice-Chair, District 4*  
*Jeff Haberman, District 1*  
*Jeff Hansen, District 3*

*Char Tim, Clerk of the Planning Commission*

---

Thursday, March 9, 2017

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](mailto: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 8:34 A.M. by Commissioner Miller.

## **PLEDGE OF ALLEGIANCE TO THE FLAG**

## **ADOPTION OF AGENDA AND APPROVAL OF THE 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 Williams, seconded by Commissioner Haberman, to Adopt the Agenda and Approve the Consent Calendar, with Commissioners Hansen and Shinault abstaining from Agenda Item #1.**

**Yes:** 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Haberman and Commissioner Williams

1. [17-0225](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 23, 2017.

**Item was Approved on the Consent Calendar, with Commissioners Hansen and Shinault abstaining.**

## **END OF CONSENT CALENDAR**

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

Roger Trout reported that the Board of Supervisors approved the Bass Lake North project recently considered by the Commission.

**COMMISSIONERS' REPORTS**

No reports.

**PUBLIC FORUM / PUBLIC COMMENT**

No public comment.

**AGENDA ITEMS**

(See next page)

2. [15-1470](#)

Hearing to consider the Piedmont Oak Estates, Phase 1 project (General Plan Amendment A15-0001/Rezone Z12-0010/Planned Development PD12-0002/Tentative Subdivision Map TM12-1510)\* on property identified by Assessor's Parcel Numbers 051-550-40, 051-550-58, 051-550-48, and 051-550-51, consisting of 25.86 acres, in the Diamond Springs area, submitted by Jim Davies and Terri Chang; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Revised Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
- 3) Approve A15-0001 amending the General Plan Land Use designation of 0.64-acre portion of Assessor's Parcel Number 051-550-58 from Commercial to High Density Residential based on the Findings presented;
- 4) Approve Z12-0010 rezoning portions of the following, based on the Findings presented:
  - (a) Assessor's Parcel Number 051-550-58: Approximately 4.86 acres of Single Unit Residential-Planned Development District to Open Space-Planned Development; and approximately 0.44 acre of Commercial-Planned Development to Open Space-Planned Development;
  - (b) Assessor's Parcel Number 051-550-40: Approximately 1.35 acres of Single Unit Residential-Planned Development to Open Space-Planned Development;
  - (c) Assessor's Parcel Number 051-550-48: Approximately 0.57 acre of Single Unit Residential-Planned Development to Open Space-Planned Development; and
  - (d) Assessor's Parcel Number 051-550-51: Approximately 1.04 acres of Single Unit Residential-Planned Development to Open Space-Planned Development;
- 5) Approve Planned Development PD12-0002 establishing the official Development Plan for Piedmont Oak Estates subdivision based on the Findings and subject to the Conditions of Approval as presented;
- 6) Approve Tentative Subdivision Map TM12-1510 (Phase 1 only) consisting of 85 residential lots, one lift station lot, one public road lot, 12 private driveway access lots, and five open space lots based on the Findings and subject to the Conditions of Approval as presented; and
- 7) Approve the following Design Waivers based on the Findings and subject to the Conditions of Approval as presented:
  - (a) Reduce the standard sidewalk width from 6 feet minimum to 4 feet minimum; and
  - (b) Remove approximately 900 feet of sidewalk from one side of "A" Street Tentative Map point, through the open space parcel (shown on

tentative map as between point A-3 to point A-4). (Supervisory District 3)

*Public Comment: K. Elder, S. Taylor, B. Smart, B. Mendenhall, J. Hansen, G. Charlton*

**A motion was made by Commissioner Hansen, seconded by Commissioner Shinault, to recommend Approval to the Board of Supervisors of staff's recommended actions with the following amendments: (a) Add new condition regarding construction of a masonry wall; and (b) Amendment to Condition #14 as identified in the Staff Memo dated March 8, 2017. The motion FAILED**

**Yes:** 2 - Commissioner Shinault and Commissioner Hansen

**Noes:** 3 - Commissioner Miller, Commissioner Haberman and Commissioner Williams

**A motion was made by Commissioner Williams, seconded by Commissioner Miller, to recommend Denial to the Board of Supervisors. (No vote was taken on this motion.)**

**Commissioner Hansen offered a substitute motion, which according to Robert's Rules of Order, was heard first.**

**A motion was made by Commissioner Hansen, seconded by Commissioner Shinault, to Continue the item to the May, 11, 2017 meeting to allow staff time to vet the issues not in the Staff Report and to return to the Commission with their findings.**

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

**Noes:** 2 - Commissioner Haberman and Commissioner Williams

## ADJOURNMENT

**Meeting was adjourned at 11:31 A.M. by Commissioner Miller.**

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.