



# County of El Dorado

## Minutes - Final Planning Commission

Community Development  
Agency  
Development Services  
Division  
2850 Fairlane Court  
Placerville CA 95667  
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phone:530-621-5355  
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*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*

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Thursday, January 26, 2017

8:30 AM

Building C Hearing Room

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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 8:31 A.M. by Commissioner Miller.**

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

**ADOPTION OF AGENDA**

*Commissioner Miller welcomed Jeff Haberman, new Planning Commissioner for District 1.*

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

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

**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 Shinault, seconded by Commissioner Hansen, to Approve the Consent Calendar with Commissioner Haberman abstaining from Item #1.**

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

1. [17-0086](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of December 8, 2016.  
**Item was Approved on the Consent Calendar, with Commissioner Haberman abstaining.**
  
2. [17-0087](#) Chief Administrative Office, Parks Division, recommending the Commission approve the request by Donna J. Hunter to transfer River Use Permit #01 to Mariah Wilderness Expeditions, Inc., owned by Dani Potter and grant the new outfitter a one-year provisional permit.  
**Item was Approved on the Consent Calendar**

**END OF CONSENT CALENDAR**

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

Roger Trout reported that the Board approved the El Dorado Hills Business Park project and spoke on recent software upgrades approved by the Board.

**COMMISSIONERS' REPORTS**

There were no reports from the Commissioners.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no public comment.

**AGENDA ITEMS**

**3. 17-0088**

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 February 28, 2017. 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 on the Bass Lake North Project (Rezone Z14-0008/Planned Development PD14-0010/Tentative Subdivision Map TM14-1522) on property identified by Assessor's Parcel Numbers 115-400-06, 115-400-07, and 115-400-008, consisting of 38.57 acres, in the El Dorado Hills area, submitted by Norm Brown/NC Brown Development, Inc.; and staff recommending the Board take the following actions:

- 1) Adopt the September 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report (State Clearing House 1990020375) (Attachment E - Exhibit H), subject to California Environmental Quality Act Findings (Attachment 2B);
- 2) Adopt the Mitigation Monitoring and Reporting Plan (Attachment E - Exhibit H, Attachment 1) in accordance with the California Environmental Quality Act Guidelines Section 15097, incorporating the Mitigation Measures as presented;
- 3) Approve Z14-0008 rezoning Assessor's Parcel Numbers 115-400-06, 115-400-07, and 115-400-008 from Residential Estate Ten Acres to Single-Unit Residential-Planned Development based on the Findings (Attachment 2B) presented;
- 4) Approve Planned Development PD14-0010 establishing the official Development Plan for Bass Lake North, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) as presented;
- 5) Approve Tentative Subdivision Map TM14-1522 creating 90 single family residential lots ranging in size from 7,204 square feet to 23,975 square feet, four open space lots totaling approximately 11.37 acres, and two Right-of-Way lots based on the Findings (Attachment 2B) and subject to the Mitigation Monitoring and Reporting Plan (Attachment E - Exhibit H, Attachment 1) and Conditions of Approval (Attachment 2C) as presented;
- 6) Approve Design Waivers a through c, based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C) as presented; and
- 7) Adopt Ordinance for said rezone (Attachment 2A).  
(Supervisory District 1)

*Public Comment: J. Greenwalt, A. Chaudhary, S. Albaugh, L. Parlin*

**A motion was made by Commissioner Shinault, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff's**

**recommended actions and to include the recommendations identified in the Staff Memos dated January 25, 2017 and January 26, 2017.**

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

**4. [17-0089](#)**

Clerk of the Planning Commission recommending the Commission elect a Chair, First Vice-Chair, and Second Vice-Chair for 2017, with those selections becoming effective at the next regular meeting.

**A motion was made by Commissioner Hansen, seconded by Commissioner Haberman, to elect the following officers for 2017: Commissioner Miller for Chair, Commissioner Shinault for First Vice-Chair, and Commissioner Williams for Second Vice-Chair.**

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

## **ADJOURNMENT**

**Meeting was adjourned at 9:14 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.