



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Minutes - Final Planning Commission

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

Char Tim, Clerk of the Planning Commission

Thursday, August 10, 2017

8:30 AM

Building C Hearing Room

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:

<http://eldorado.legistar.com/Calendar.aspx>

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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.

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, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any action on the subject matter.

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 Miller.

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

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.)

CONSENT CALENDAR

A motion was made by Commissioner Williams, seconded by Commissioner Shinault, to Adopt the Agenda and Approve the Consent Calendar.

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

1. [17-0845](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 27, 2017.

Item was Approved on the Consent Calendar

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

There was no departmental reports.

COMMISSIONERS' REPORTS

Commissioner Williams inquired about litigation on Measure E.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

- 2. [16-0195](#) Hearing to consider a request for the Hawk View project [Development Agreement DA16-0001] for a Development Agreement to extend the Hawk View Tentative Map approval of 114 residential lots for a period of 10 years on property identified by Assessor’s Parcel Number 115-040-16, consisting of 40 acres, in the El Dorado Hills area, submitted by BL Road, LLC; and staff recommends that the Planning Commission forward the following recommendation to the Board of Supervisors:
 1) Adopt Ordinance approving Development Agreement DA16-0001. (Supervisorial District 1)

Public Comment: M. Shimms, H. Alter, D. Diedrick, S. Taylor, R. Bolin, Mrs. Shimms, L. Parlin, M. Smith

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to recommend Approval to the Board of Supervisors of staff’s recommended actions and to include the following: (a) Changes identified in the Staff Memo dated August 9, 2017; and (b) Change the final sentence in Section 3.3.1 to read, "If the Tim Fee zone Amendment does not occur the parties will meet and confer regarding the credits and reimbursement at the time of entering into a credit reimbursement agreement."

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

- 3. [16-0199](#) Hearing to consider a request for the Bell Woods project [Development Agreement DA16-0002] for a Development Agreement to extend the Bell Woods Tentative Map approval of 54 residential lots for a period of 10 years on property identified by Assessor’s Parcel Number 119-020-50, consisting of 33.69 acres, in the El Dorado Hills area, submitted by BL Road, LLC; and staff recommends that the Planning Commission forward the following recommendation to the Board of Supervisors:
 1) Adopt Ordinance approving Development Agreement DA16-0002. (Supervisorial District 2)

Public Comment: M. Shimms, H. Alter, D. Diedrick, S. Taylor, R. Bolin, Mrs. Shimms, L. Parlin, M. Smith

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff’s recommended actions and to include the following: (a) Changes identified in the Staff Memo dated August 9, 2017; and (b) Change the final sentence in Section 3.3.1 to read, "If the Tim Fee zone Amendment does not occur the parties will meet and confer regarding the credits and reimbursement at the time of entering into a credit reimbursement agreement."

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

4. [16-0198](#) Hearing to consider a request for the Bell Ranch project [Development Agreement DA16-0003] for a Development Agreement to extend the Bell Ranch Tentative Map approval of 113 residential lots for a period of 10 years on property identified by Assessor's Parcel Number 119-020-52, consisting of 112 acres, in the El Dorado Hills area, submitted by BL Road, LLC; and staff recommends that the Planning Commission forward the following recommendation to the Board of Supervisors:

1) Adopt Ordinance approving Development Agreement DA16-0003. (Supervisory District 2)

Public Comment: M. Shimms, H. Alter, D. Diedrick, S. Taylor, R. Bolin, Mrs. Shimms, L. Parlin, M. Smith

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to recommend Approval to the Board of Supervisors of staff's recommended actions and to include the following: (a) Changes identified in the Staff Memo dated August 9, 2017; and (b) Change the final sentence in Section 3.3.1 to read, "If the Tim Fee zone Amendment does not occur the parties will meet and confer regarding the credits and reimbursement at the time of entering into a credit reimbursement agreement."

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

5. [17-0659](#) Chief Administrative Office, Parks Division requests that the Planning Commission review the final draft of the Summer 2017 updated River Management Plan and provide recommendations regarding staff's proposed updates to the River Management Plan.

Public Comment: K. Mulvany, T. Briggs, L. Weitzman, B. Dietchman, C. Halinga, M. Lane, C. Wall

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff's proposed updates and to include the following change to Element number 5 as read into the record by staff, "The County may utilize any river community/Adhoc/Advisory Committee/The County Parks and Recreation Commission/The Planning Commission and Board of Supervisors on the management of the South Fork of the American River."

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

A motion was made by Commissioner Williams, seconded by Commissioner Miller, to recommend to the Board of Supervisors to consider additional elements to the River Management Plan consistent with the change approved in the first motion.

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

6. [17-0846](#) Community Development Services, Planning and Building Department providing a public workshop on the El Dorado Hills Apartments Project (General Plan Amendment A16-0001/Rezone Z16-0004/Planned Development PD94-0004-R3/ El Dorado Hills Specific Plan SP86-0002-R3) to present information on the Draft Environmental Impact Report which is undergoing a 61-day public review from June 30, 2017 to August 30, 2017 and to receive public input. No formal action by the Planning Commission will be taken. (Supervisory District 1)

Public Comment: J. Raslear, S. Taylor

No Action Taken.

ADJOURNMENT

Meeting was adjourned at 12:18 P.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.