



COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room
2850 Fairlane Court, Placerville, CA 95667
<http://www.edcgov.us/planning>
Phone: (530) 621-5355 Fax: (530) 642-0508

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Tom Heflin, Second Vice-Chair, District 3
Rich Stewart, District 1
Brian Shinault, District 5

Char Tim Clerk of the Planning Commission

CONFORMED AGENDA

Regular Meeting October 10, 2013 – 8:30 A.M.

HEARING ASSISTANCE DEVICES ARE AVAILABLE FOR PUBLIC USE – CONTACT THE CLERK TO THE PLANNING COMMISSION

All Planning Commission hearings are 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 at 9:00am. 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 Current 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.

1. **CALL TO ORDER**
2. **ADOPTION OF AGENDA**
3. **PLEDGE OF ALLEGIANCE**
4. **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. **Minutes:** September 26, 2013

Staff Recommendation: Approve meeting minutes as presented
ACTION: APPROVED (5-0)

END OF CONSENT CALENDAR

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

These items will be considered during the day as time permits.

6. **COMMISSIONERS' REPORTS**

9:00 A.M. – TIME ALLOCATION

7. PUBLIC FORUM/PUBLIC COMMENT

8. SPECIAL USE PERMIT/PARCEL MAP (Public Hearing)

S12-0008/P11-0005/Angles submitted by MICHAEL ANGLES to request the following: (1) Tentative Parcel Map to create four single-family residential parcels comprising of 10.00, 10.01, 10.02, and 20.54 acres; (2) Design Waivers to allow the following: (a) A reduction of the surface widths of the roads to be reduced from 28 feet to 18 feet; and (b) Allow a dead-end road to exceed 2,650 feet and to serve more than 24 existing or potential parcels; and (3) Special Use Permit request to allow a gate to be installed between the Bela Vista Drive cul-de-sac and a proposed graveled road connector road to Mira Bella Drive. The property, identified by Assessor's Parcel Number 042-011-46, consisting of 50.57 acres, is located on the north side of Emerald Forest Drive, approximately 4,000 feet north of the intersection of Rainbow Trail and Sly Park Road, in the Pollock Pines area, Supervisorial District 2. [*Project Planner: Tom Dougherty*] (Negative Declaration prepared)*

Staff Recommendation: Approval with denial of Design Waiver for dead-end road

ACTION: APPROVED (5-0)

9. GENERAL PLAN AMENDMENT (Public Hearing)

A13-0007/2013-2021 Housing Element: Recommending the adoption of the revised Housing Element to the Board of Supervisors as required by California Government Code, Section 65580. This State statute requires the adoption of the Housing Element by October 31, 2013, or the County risks eligibility for future state and federal funding opportunities. The draft Housing Element was accepted and forwarded to the State Housing and Community Development Department (HCD) for review by the Board of Supervisors on March 25, 2013. The County has received comments from HCD and will coordinate with the State department over the next several months on revisions necessary to ensure certification of the Element. [*Project Planner: Shawna Purvines*] (Negative Declaration prepared)*

Staff Recommendation: Recommend approval to the Board of Supervisors

ACTION: RECOMMENDED APPROVAL (4-0 [Mathews-absent])

10. WORKSHOP

El Dorado County Bridge Program: Presentation outlines the Transportation Division's overall bridge program, introduces an interactive map of all of the County

bridges which is available to the public, and showcases some bridge projects (past, present and future). [*Contact: Matt Smeltzer*]

NO ACTION TAKEN

11. ADJOURNMENT

Respectfully submitted,
ROGER TROUT, Executive Secretary

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 the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

*This is a notice of intent to adopt the negative declaration or mitigated negative declaration that has been prepared for this project and which may be reviewed and/or obtained in the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667, during normal business hours or online at <http://edcapps.edcgov.us/Planning/ProjectInquiry.asp>. A negative declaration or mitigated 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.