



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
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## Minutes - Draft 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*

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Thursday, September 14, 2017

8:30 AM

Building C Hearing Room

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

In-progress Planning Commission meetings can be accessed through a listen-only dial-in number at 530-621-7607.

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).

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 Shinault.

**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 Vegna, to Adopt the Agenda and continue Item #1 of the Consent Calendar to the October 12, 2017 meeting when there is a full Commission.

**Yes:** 3 - Commissioner Shinault, Commissioner Williams and Commissioner Vegna

**Absent:** 2 - Commissioner Miller and Commissioner Hansen

**CONSENT CALENDAR**

- 1. **17-0914** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 24, 2017.

Item was Continued to the October 12, 2017 meeting.

**END OF CONSENT CALENDAR**

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

Dave Spiegelberg, Transportation Department, reported on the following:

- Retirement of Don Spear, Deputy Director of Maintenance;
- EID Forebay project; and
- CalTrans' projects.

Roger Trout, Planning and Building Department, reported on the following:

- General Plan Biological Policies item;
- Cultural Resources and Scenic Corridor Ordinances; and
- Long Range Planning prioritization process.

**COMMISSIONERS' REPORTS**

Commissioner Shinault reported on the Meyers Community Area Plan Mitigated Negative Declaration that is currently in the public review comment period.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no Public Comment.

**AGENDA ITEMS**

**2. 17-0915** Hearing to consider the JS West Propane project (Conditional Use Permit S16-0009/Planned Development Revision PD06-0016-R) for the construction and maintenance of two 30,000 gallon propane tanks and the reduction of square footage to an approved office/warehouse building on property identified by Assessor’s Parcel Number 109-480-31, consisting of 1.014 acres, in the Shingle Springs area, submitted by JS West and Company; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Addendum to the previously adopted Negative Declaration;
- 2) Approve Planned Development Revision PD06-0016-R based on the Findings and subject to the Conditions of Approval as presented; and
- 3) Approve Conditional Use Permit S16-0009 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 Vegna, to Approve staff’s recommended actions with the following amendment: (a) Staff Report Exhibit I - Addendum to the Initial Study Negative Declaration, page 3, section C: correct typographical error from "now" to "known".**

**Yes:** 3 - Commissioner Shinault, Commissioner Williams and Commissioner Vegna

**Absent:** 2 - Commissioner Miller and Commissioner Hansen

**3. 17-0916** Hearing to consider the Siller Brothers project (Rezone Z17-0002)\*\* to rezone four parcels to Timber Production Zone on property identified by Assessor’s Parcel Numbers 062-061-14, 062-061-16, 062-061-17, and 062-071-08, consisting of 1,056 acres, in the Quintette and Buckeye areas, submitted by Siller Brothers, Inc.; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Find that the project is Exempt pursuant to California Environmental Quality Act Guidelines Section 15264; and
- 2) Approve Z17-0002 rezoning Assessor’s Parcel Numbers 062-061-14, 062-061-16, and 062-061-17 from Forest Resource 160 Acres to Timber Production Zone and rezoning Assessor’s Parcel Number 062-071-08 from Rural Lands 40 Acres to Timber Production Zone based on the Findings presented. (Supervisory District 4)

*Public Comment: S. Flagg*

**A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to recommend Approval to the Board of Supervisors of staff’s recommended actions.**

**Yes:** 3 - Commissioner Shinault, Commissioner Williams and Commissioner Vegna

**Absent:** 2 - Commissioner Miller and Commissioner Hansen

**ADJOURNMENT**

**Meeting was adjourned at 9:10 A.M. by Commissioner Shinault.**

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.