



County of El Dorado

Planning and Building
Department
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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

Thursday, August 24, 2017

8:30 AM

Building C Hearing Room

ADDENDUM

Item No. 5 is hereby added to the Agenda Items.

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

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.

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 Hansen, to Adopt the Agenda and Approve the Consent Calendar with the following change: (a) Move agenda item #5 as the first item to be heard.

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

CONSENT CALENDAR

- 1. 17-0848 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 10, 2017.

Item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Dave Spiegelberg/Transportation reported on recent and upcoming staffing changes.

COMMISSIONERS' REPORTS

Commissioner Vegna reported on the recent John Adams Academy ribbon cutting.

Commissioner Williams requested an update on the Scenic Corridor and Cultural Resources ordinances.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

2. 17-0849

Hearing to consider the Promontory Village 7 project (Tentative Subdivision Map TM16-1530)** for the following: 1) 10 large lots for phasing and financing purposes; 2) 131 single family residential lots, 13 open space lots, 12 landscape lots, and 3 private road lots; and 3) Design waivers modifying the following Design and Improvement Standard Manual standards: A) Allow Lot Nos. 42, 47, 48, 53, 55, 62, 78, 79, 115, 116, 122, 123 and 131 to exceed the 3-to-1 lot depth-to-width ratio; and B) Modification of design standards affecting flag lots as shown on the tentative subdivision map: (1) Allow maximum standard 100 foot-length of narrow access “pole” strip of flag lots to be exceeded; (2) Allow cut and fill slopes to be located outside of access strip; and (3) Allow maximum driveway gradient of 15 percent to be exceeded up to 20 percent on property identified by Assessor’s Parcel Numbers 124-390-04, 124-390-08, and 124-390-14, consisting of 177 acres, in the El Dorado Hills area, submitted by Russell-Promontory, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the California Environmental Quality Act Guidelines;
- 2) Apply the adopted Promontory Specific Plan Environmental Impact Report Mitigation Monitoring Program in accordance with California Environmental Quality Act Guidelines, Section 15074(d);
- 3) Approve Tentative Subdivision Map TM16-1530 based on the Findings and subject to the Conditions of Approval as presented; and
- 4) Approve the requested Design Waivers based on the Findings as presented. (Supervisorial District 1)

Public Comment: M. Fredrick

A motion was made by Commissioner Vegna, seconded by Commissioner Hansen, to Approve staff’s recommended actions.

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

- 3. 17-0865** Hearing to consider the Island Girl Wines project (Conditional Use Permit S17-0008)** to allow a winery with no on-site sales or tasting room, on property identified by Assessor’s Parcel Number 093-180-53, consisting of 22.6 acres, in the Somerset area, submitted by Jeremy Vander Velde; and staff recommending the Planning Commission take the following actions:
- 1) Find that the project is Categorical Exempt pursuant to California Environmental Quality Act Guidelines Section 15303(c); and
 - 2) Approve Conditional Use Permit S17-0008 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 change: (a) Amend Condition #3 to replace "residence" with "sensitive receptor".

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

- 4. 17-0278** Hearing to consider Special Use Permit S10-0009/Villa Florentina Bed & Breakfast to determine if there is substantial evidence that the Special Events conducted on the site are not in compliance with the Conditions of Approval and determine if a hearing should be set to modify or revoke the Special Use Permit on property identified by Assessor’s Parcel Number 006-132-28, consisting of 3.57 acres, in the Coloma area; and staff recommending the Planning Commission take the following actions:
- 1) Find that there is substantial evidence that the Special Events conducted on the site are not in compliance with the Conditions of Approval for Special Use Permit S10-0009; and
 - 2) Direct staff to set a hearing to modify or revoke Special Use Permit S10-0009. (Supervisory District 4) (cont. 3/23/17, Item #5)

Public Comment: R. Smay, P. Cole, S. Schwartz-Kendall, L. Brent-Bumb, K. Smith, M. Lane

A motion was made by Commissioner Miller, seconded by Commissioner Williams, to Approve staff’s recommended actions including consideration of some options identified during the hearing that may be used as a guidance for staff.

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

ADJOURNMENT

Meeting was adjourned at 11:03 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.

ADDENDUM

AGENDA ITEMS

- 5. **17-0937** Community Development Services, Planning and Building Department, recommends that the Planning Commission forward a recommendation of approval to the Board of Supervisors for the changes to the Biological Policy General Plan Amendments and the implementing Ordinance that have been made since the Planning Commission hearing of April 27, 2017.

Public Comment: C. Langley

A motion was made by Commissioner Hansen, seconded by Commissioner Shinault, to Continue this item off-calendar as requested by staff.

Yes: 4 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen and Commissioner Vegna

Noes: 1 - Commissioner Williams