



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
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Minutes - Draft Planning Commission

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

Julie Saylor, Clerk of the Planning Commission

Thursday, April 23, 2020

8:30 AM

VIRTUALLY - See Below

County of El Dorado Public Meeting Protocol In Response to Coronavirus COVID-19:

To comply with social distancing requirements and the stay at home order from Governor Gavin Newsom, the Meeting Room will be closed to members of the public and all public participation will be handled remotely.

PUBLIC PARTICIPATION INSTRUCTIONS: WATCH LIVE STREAM: To observe the live stream of the Planning Commission meeting go to <https://zoom.us/j/812014774> or **PHONE IN:** 1-530-621-7603 or 1-530-621-7610, Meeting ID 812 014 774

PUBLIC COMMENT PARTICIPATION: Speakers will be limited to 3 minutes or as otherwise provided by the Commission Chair. By participating in this meeting you acknowledge that you are being recorded. While speaking, please reduce any background noise to ensure that your comments can be heard. When you hear the item called that you wish to comment on, please follow the following instructions accordingly. **ONLINE LIVE STREAM:** When you hear the item called that you wish to comment on, press the "raise a hand" button. **PHONE IN:** When you hear the item called that you wish to comment on, press *9 to indicate a desire to make a comment. The clerk will call you by the last three digits of your phone number when it is your turn to comment.

If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comment via email prior to the Planning Commission meeting. Please submit your comments to the Clerk of the Planning Commission at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Commission meeting will be delivered to the Commission prior to any action. The Clerk and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the above directions to access the meeting.

The regular call in number will not be available for use. Please follow the phone-in instructions listed under the Public Participation Instructions in this agenda.

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:
<http://eldorado.legistar.com/Calendar.aspx>

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***.

***The Planning Commission meeting of April 23, 2020 will be recorded via Zoom Webinar and available for Live Web Streaming on the internet at: <https://zoom.us/j/812014774>

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. Planning Services cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to 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.

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.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

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 three 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.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

Upon completion of public comment on an agenda item, 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.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

8:30 A.M.

CALL TO ORDER / ROLL CALL

Meeting was called to order at 8:30 AM by Chair Vegna, with all Commissioners present by remote attendance.

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

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 Miller, to Adopt the Agenda and Approve the Consent Calendar including the REVISED MINUTES of the April 9, 2020 meeting. Votes were by roll call.

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

CONSENT CALENDAR

- 1. [20-0536](#) Clerk of the Planning Commission recommending the Commission approve the REVISED MINUTES of the regular meeting of April 9, 2020.
Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Breann Moebius, Deputy County Counsel, provided an update to the Commission on the Amendments to the Cannabis Personal Use Ordinance which was heard by the Board of Supervisors for the 1st Reading on April 21st and voted unanimously to recommend approval at the 2nd Reading scheduled for May 5th. The Board of Supervisors also adopted the recommendation of the Planning Commission to direct staff to bring the policy back to the Board of Supervisors in one year.

Dave Spiegelberg, Transportation, provided an update on the Ridgeway Interchange Project in Pollock Pines.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: J. Genovese

AGENDA ITEMS

2. [20-0535](#) Chief Administrative Office, Parks Division recommending the Planning Commission approve the following three-year River Use Permits for applicants meeting the standards established in the Streams and Rivers Commercial Boating Ordinance Chapter 5.48: Permit Numbers 05; 45, 40 and 34; 63, 13, 28, 44 and 67; and 72.

Chair Vegna opened the hearing and upon conclusion of public comment and staff input, closed the hearing.

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

Votes were by roll call.

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

3. [19-1670](#) Hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment (A14-0003) to amend the County General Plan Land Use Map designations; Specific Plan Amendments (SP12-0002 and SP86-0002-R) to amend the El Dorado Hills Specific Plan and adopt the Central El Dorado Hills Specific Plan; a Rezone (Z14-0005) of existing zone districts to Central El Dorado Hills Specific Plan zone districts; a Planned Development (PD14-0004) to establish a Development Plan for the proposed development; a Tentative Subdivision Map (TM14-1516) to create six large lots for the purpose of sale, lease, or financing of the development; and a Development Agreement (DA14-0003) between the County of El Dorado and Serrano Associates, LLC for the proposed project on property identified by Assessor’s Parcel Numbers 121-160-005, 121-040-020, 121-040-029, 121-040-031, 120-050-001, 120-050-005, 121-120-024(portion), consisting of 336 acres, in the El Dorado Hills Community Region, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission review the Staff Report, receive public comment, recommend certification of the Central El Dorado Hills Specific Plan Final Environmental Impact Report, and direct staff on recommendations to the Board of Supervisors regarding the Central El Dorado Hills Specific Plan project.
(Supervisory District 1) (cont. 03/26/20, Item #4)

Chair Vegna opened the hearing. A continuance was requested by staff and the discussion and public comment was limited to the request for continuance. Upon conclusion of public comment and staff input, Chair Vegna closed the hearing.

A motion was made by Commissioner Miller, seconded by Commissioner Hansen to continue this item to the June 11, 2020 meeting per staff’s request for continuance.

Votes were by roll call.

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

4. [20-0537](#) Hearing to consider the first reading of amendments to Title 130 - Zoning Ordinance to add two Meyers Area Plan zoning districts to Chapter 130.41.300 - Retail Sale, Distribution, Indoor Cultivation, Laboratory Testing, and Manufacturing of Commercial Cannabis. The proposed amendments would allow for commercial cannabis Distribution Facilities, Retail Sales and limited Manufacturing Facilities to the Meyers Community Center District (MAP-1) and would allow for commercial cannabis Indoor Cultivation, Distribution Facilities, Delivery Facilities, Testing Laboratories, and limited Manufacturing Facilities to the Meyers Industrial District (MAP-2), subject to specific regulations. The proposed amendments would also eliminate the 500 foot separation to a residential zoning district in Meyers, due to the mixed use nature of the parcel structure in Meyers where residences are in close proximity to commercial land uses. Finally, the proposed amendments would allow for one (1) additional Retail Storefront within the Meyers Area Plan boundary. Staff is recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Find that the adoption of the proposed amendments to Sections 130.41.300 - Retail Sale, Distribution, Indoor Cultivation, Laboratory Testing, and Manufacturing of Commercial Cannabis are not subject to the California Environmental Quality Act (CEQA) pursuant to Business and Professions Code Section 26055(h); and
 - 2) Recommend approval of amendments to Section 130.41.300 of the El Dorado County Ordinance Code.

Public Comment: R. Miller, H. Schafer

Chair Vegna opened the hearing and upon conclusion of public comment and staff input, closed the hearing.

A motion was made by Commissioner Williams, seconded by Commissioner Miller to Approve staff's recommended actions.

Votes were by roll call.

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

ADJOURNMENT

Meeting was adjourned at 9:21 AM by Chair Vegna.

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.