



# County of El Dorado

Planning and Building  
Department  
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## Minutes - Draft Planning Commission

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

*Char Tim, Clerk of the Planning Commission*

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Thursday, June 28, 2018

8:30 AM

Building C Hearing Room

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<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.

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**

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 Shinault, seconded by Commissioner Vegna, to Adopt the Agenda and Approve the Consent Calendar.

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

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

**CONSENT CALENDAR**

- 1. **18-0919** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 14, 2018.

Item was Approved on the Consent Calendar.

**END OF CONSENT CALENDAR**

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

Roger Trout, Director of the Planning and Building Department, reported on the following items that were approved by the Board of Supervisors that week:

- Cameron Ranch;
- Cooperative Agreement for the rare plant preserve (Pine Hill) in Cameron Park; and
- Pine Hill Preserve Funding Agreement with BLM.

**COMMISSIONERS' REPORTS**

Commissioner Vegna reported that a community meeting was recently held on the revised plans for the Saratoga Retail project.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no Public Comment.

**AGENDA ITEMS**

- 2. **18-0938** Hearing to consider a request for a Finding of General Plan consistency of the acquisition of 2.08 acres of real property by the County for public recreational park purposes (GOV18-0005 / 40 and 50 Old Depot Court Property Acquisition) on property identified by Assessor’s Parcel Numbers 327-250-37 and 327-250-38, consisting of 2.08 acres, in the Diamond Springs area; and staff recommending the Planning Commission find the County acquisition of 2.08 acres of real property for public recreational park purposes is consistent with the El Dorado County General Plan pursuant to Government Code Section 65402. (Supervisory District 3)

*Public Comment: T. Cotten, J. Britton*

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

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

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

- 3. **18-0920** Hearing to consider a time extension request for the Silver Springs Subdivision project (Tentative Subdivision Map Time Extension TM97-1330-E-2) for two one-year time extensions to the approved tentative map resulting in a new expiration date of March 2, 2020 on property identified by Assessor’s Parcel Numbers 115-370-01, 115-370-02 and 115-370-03, consisting of 243.6 acres, in the Bass Lake area, submitted by Silver Springs, LLC; and staff recommending the Planning Commission take the following actions:  
 1) Determine that pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report or an Addendum to the existing Environmental Impact Report, approved by the Board of Supervisors on December 15, 1998; and  
 2) Approve TM97-1330-E-2 extending the expiration of the approved tentative subdivision map for two years to March 2, 2020, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisory District 4)

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

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

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

**4. 18-0921**

Hearing to consider the Pecota Vineyard project (Conditional Use Permit S17-0021)\*\* to allow the operation of a microwinery with no on-site sales or tasting room on property identified by Assessor's Parcel Number 069-200-32, consisting of 5 acres, in the Shingle Springs area, submitted by Jeff and Renee Pecota; and staff recommending the Planning Commission take the following actions:

- 1) Find that the project is Categorical Exempt pursuant to California Environmental Quality Act Section 15303(c); and
- 2) Approve Conditional Use Permit S17-0021 based on the Findings and subject to the Conditions of Approval as presented.  
(Supervisory District 4)

**A motion was made by Commissioner Shinault, seconded by Commissioner Vegna, to Approve staff's recommended actions.**

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

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

**5. 18-0923**

Hearing to consider the Diamond Springs Village Apartments project (Planned Development PD17-0002)\* for the construction of ten multi-unit residential buildings and one community building totaling 80 multifamily residential units and one on-site manager unit on property identified by Assessor’s Parcel Number 051-461-59, consisting of 10.7 acres, in the Diamond Springs area, submitted by Sergei Oleshko; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
- 3) Approve Planned Development PD17-0002 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 3)

*Public Comment: D. Yapundich, S. Musgrove, B. Worley, L. Cull, S. Finley, G. Caditz, J. Hansen, G. Thomas, L. Lill, C. Wylde, M. Murdock*

**A motion was made by Commissioner Shinault, seconded by Commissioner Vegna, to Approve staff’s recommended actions with the following amendments: (a) New Condition of Approval to state, "Applicant shall offer the County first right of refusal for the 3.4 acre RE-5 zoned portion of the property for the development of a County park. This condition shall expire after three years."; (b) New Condition of Approval to state, "Applicant shall provide a title report demonstrating access rights through the adjacent roadways prior to issuance of grading and building permits."; and (c) New Condition of Approval to state, "The applicant shall, to the extent possible, establish a temporary construction access road to the project site in order that heavy construction vehicles can avoid using the roadways through the Courtside Manor Subdivision. The applicant shall work with County staff prior to issuance of grading and building permits to establish an access plan to mitigate the impacts to the adjacent neighborhood roads."**

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

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

**6. 18-0942**

Hearing to consider proposed Title 130 Zoning Ordinance Minor Amendments and Minor Revisions to the Zoning Map submitted by El Dorado County. The minor changes include but are not limited to: 1) Corrections to typographical/grammatical/formatting errors; 2) Text modification for clarity; 3) Corrections of inaccurate or obsolete code and document references, including renumbered sections of Title 130; and 4) Consolidation/renumbering of the following adopted zoning regulations that were not part of the County’s 2015 Zoning Ordinance Update adopted on December 15, 2015: (A) Airport Safety (Ordinance No. 4182 adopted on May 12, 1987); (B) Parcel Size Exception (Ordinance No. 4156 adopted on April 16, 1991); and (C) Signs (Ordinance No. 5025 adopted on July 28, 2015). The proposed Zoning Map changes are to correct documented mapping errors affecting 11 specific parcels identified with the following Assessor’s Parcel Numbers (APNs): (1) APN 043-550-64 (Camino area), (2) APN 046-840-55 (Somerset area), (3) APN 046-840-56 (Somerset area), (4) APN 046-840-62 (Somerset area), (5) APN 046-840-69 (Somerset area), (6) APN 060-361-95 (Garden Valley area), (7) APN 074-042-02 (Cool/Pilot Hill area), (8) APN 074-042-03 (Cool/Pilot Hill area), (9) APN 121-280-15 (El Dorado Hills area), (10) APN 123-630-09 (El Dorado Hills area), and (11) APN 327-213-34 (Placerville area); and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Approve the California Environmental Quality Act (CEQA) Addendum to the Targeted General Plan Amendment-Zoning Ordinance Update Environmental Impact Report consistent with Section 15164 of the CEQA Guidelines (Attachment B);
- 2) Approve the proposed minor amendments to the Zoning Ordinance, incorporating additional changes recommended by the Planning Commission on June 28, 2018, and adopt an Ordinance adopting a comprehensive minor amendment to Title 130 of the El Dorado County Ordinance Code (Attachments C-J); and
- 3) Approve the proposed minor revisions to the Zoning Map and adopt the Rezone Ordinance (Attachment K).

*Public Comment: J. Emigh, L. Marengo, B. Christian*

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

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

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

**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.