



County of El Dorado

Planning and Building
Department
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Minutes - Final 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

Thursday, August 9, 2018

8:30 AM

Building C Hearing Room

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

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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 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 Williams, seconded by Commissioner Hansen, to Adopt the Agenda and continue the July 26, 2018 Minutes to the August 23, 2018 Agenda due to lack of quorum.

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

Absent: 1 - Commissioner Shinault

CONSENT CALENDAR

1. [18-1083](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 26, 2018.

Item was continued to the August 23, 2018 Agenda due to lack of quorum.

END OF CONSENT CALENDAR

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

Roger Trout, Planning and Building Department Director, responded to a prior inquiry from Commissioner Vegna on the Planning Commission August 23, 2018 Agenda. He also informed the Commission that there will not be any future workshops as his last day is September 28, 2018.

COMMISSIONERS' REPORTS

Commissioner Williams made inquiries on the following: (a) County involvement on the Tribal gas station and when it will be open for business; and (b) Appeals received on the cell tower sites from the July 26, 2018 Planning Commission hearing.

Commissioner Vegna spoke on the August 8, 2018 El Dorado Hills Area Planning Advisory Committee meeting. Saratoga Retail was their topic of discussion.

PUBLIC FORUM / PUBLIC COMMENT

Melody Lane provided a handout.

[18-1281](#)

Public Forum / Public Comment (See Attachment)

AGENDA ITEMS

2. [18-1085](#)

Hearing to consider a time extension request for the Shinn Ranch project (Tentative Subdivision Map Time Extension TM07-1441-E-2) for three one-year time extensions to the approved tentative map resulting in a new expiration date of December 4, 2021 on property identified by Assessor's Parcel Numbers 319-260-89, 331-070-01, 331-620-04, 331-620-05, 331-620-13, 331-620-18, 331-620-29, and 331-620-30, consisting of 182.9 acres, in the El Dorado area, submitted by Silverado Homes, Inc.; 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 Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on December 4, 2007; and
- 2) Approve TM07-1441-E extending the expiration of the approved tentative map for a total of three years to December 4, 2021, based on the Findings and subject to the original Conditions of Approval as presented.

(Supervisory District 3)

Public Comment: R. Allgeier, T. Georgiatis, R. Killackey, M. Diprichi, D. Ott, J. Bowman, J. Whitman, D. Painter, D. Robertson, S. Carvalho, T. Cardanini, M. Toti, C. Watkins, T. Shakal

A motion was made by Commissioner Hansen, seconded by Commissioner Miller, to Approve staff's recommended actions and (a) Correct the typographical errors in the Findings 2.1 Rationale in the first paragraph to read as follows: "The applicant submitted a request for three one-year time extensions and appropriate processing fees on April 9, 2018, prior to the expiration date of the tentative subdivision map of December 4, 2018. The three one-year time extension request complies with Section 120.74.030.B. One one-year discretionary time extension would be available for this Tentative Subdivision Map." (b) Include information provided in the Staff Memo dated August 8, 2018 regarding public comments received for this item.

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

Absent: 1 - Commissioner Shinault

3. [18-1090](#) Hearing to consider a revision to the Summer Brook project (Tentative Subdivision Map Revision TM07-1440-R-2) requesting revisions to the previously approved tentative subdivision map to include a four phase development plan with a Phase 0 large lot map phase on property identified by Assessor's Parcel Numbers 102-210-12 and 102-220-13, consisting of 90 acres, in the Cameron Park area, submitted by Amar Ghorl and Imran Aziz ; 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 Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on March 11, 2008; and

2) Approve Tentative Subdivision Map Revision TM07-1440-R-2 based on the Findings and subject to the Conditions of Approval as presented. (Supervisorial District 4)

Public Comment: M. Gugin

A motion was made by Commissioner Hansen, seconded by Commissioner Vegna, to Approve staff's recommended actions and to include information provided in the Staff Memo dated August 8, 2018 regarding public comments received for this item.

Yes: 3 - Commissioner Miller, Commissioner Hansen and Commissioner Vegna

Noes: 1 - Commissioner Williams

Absent: 1 - Commissioner Shinault

ADJOURNMENT

Meeting was adjourned at 10:18 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.