



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

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

Char Tim, Clerk of the Planning Commission

Thursday, March 14, 2019

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>

To listen to open session portions of the meeting in real time, dial (530) 621-7607. This specialized dial-in number is programmed for listening only and is operable when the audio system inside the meeting room is activated. Please be advised that callers will experience silence anytime the Commission is not actively meeting, such as during a break period.

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 8:31 A.M. by Chair 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 Miller, seconded by Commissioner Hansen, to Amend the Agenda by continuing Item #5 to the April 25, 2019, meeting to allow staff and the applicant time to address concerns and obtain clarification on the size of the sign before moving forward, and Approve the Consent Calendar, with Commissioner Shinault abstaining from Item #1.

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

CONSENT CALENDAR

1. [19-0336](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 28, 2019.

Item was Approved on the Consent Calendar, with Commissioner Shinault abstaining.

END OF CONSENT CALENDAR

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

Dave Spiegelberg/DOT reported that the Board of Supervisors awarded the contract for Phase 1A of the Diamond Springs Parkway project.

COMMISSIONERS' REPORTS

There were no Commissioners' reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

- 2. [19-0337](#) 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 10, 49, and 52; 18; 19 and 74; 20; 23, 30, and 43; 24; 27; 32; 33; 38; 48 and 25; 60 and 59; 68, 51, and 61; 70, 14, and 58; 75; 79.

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

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

- 3. [19-0339](#) Hearing to consider time extension request for the Serrano Village M2/M3 project (Tentative Subdivision Map Time Extension TM-E18-0002)** to allow six 1-year time extensions to the approved tentative subdivision map resulting in a new expiration date of February 9, 2025 on property identified by Assessor's Parcel Numbers 123-630-07 and 123-650-39, consisting of 40 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Find that the project is Statutorily Exempt under California Environmental Quality Act Guidelines Section 15182; and
- 2) Approve Tentative Subdivision Map Time Extension TM-E18-0002 extending the expiration of the approved Serrano Village M2 and M3 Tentative Subdivision Map (TM01-1381) for six years to February 9, 2025, based on the Findings and subject to the original Conditions of Approval as presented.
(Supervisory District 1)

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

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

4. [19-0340](#) Hearing to consider the Sienna Ridge Sign Program Revision project (Planned Development Revision PD-R18-0003)** to revise the Sign Program for the approved Serrano Village J5 (“Sienna Ridge”) Commercial Planned Development Permit (PD07-0008) on property identified by Assessor’s Parcel Number 123-570-05, consisting of 11.875 acres, in the El Dorado Hills community region, submitted by Donahue Schriber Realty Group; 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 15311(a) Accessory Structures: On-premise signs; and
 - 2) Approve Planned Development Revision PD-R18-0003 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

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

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

5. [19-0345](#) Hearing to consider the EDH CSD Digital Monument Sign project (Conditional Use Permit Revision CUP19-0002)** to revise Conditional Use Permit S87-0054 for the installation and operation of a digital monument sign on property identified by Assessor’s Parcel Number 125-110-09, consisting of 39.5 acres, in the El Dorado Hills community region, submitted by the El Dorado Hills Community Services District; 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 15311(a) Accessory Structures; and
 - 2) Approve Conditional Use Permit Revision CUP19-0002 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

Item was Continued to the April 25, 2019 meeting during the adoption of the agenda.

ADJOURNMENT

Meeting was adjourned at 8:49 A.M. by Chair 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.