



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
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## Minutes - Final 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*

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Thursday, September 12, 2019

8:30 AM

Building C Hearing Room  
2850 Fairlane Court  
Placerville, CA 95667

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<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](mailto: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 / ROLL CALL**

**Meeting was called to order at 8:30 A.M. by Chair Miller, with all Commissioners present.**

### **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 Commissioner Shinault abstaining from Item #1.

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

**CONSENT CALENDAR**

- 1. [19-1266](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 22, 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)**

Bre Moebius, County Counsel's office, reported that the Board of Supervisors approved the final passage of the Commercial Cannabis ordinances.

Tiffany Schmid, Planning and Building Department Director, reported that her department will be responsible for implementing the Cannabis ordinances. She also reported that the Board of Supervisors approved the amended Planning Commission Bylaws.

**COMMISSIONERS' REPORTS**

There were no Commissioners' reports.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no public comment.

**AGENDA ITEMS**

- 2. [19-1267](#) Chief Administrative Office, Parks Division-River Program, submitting request to consider the transfer of 16 weekend and 16 weekday user days from Rise Up River Trips, LLC (River Use Permit #20) to H2O Adventures, LLC (River Use Permit #72); and staff recommending the Planning Commission take the following action:  
 1) Approve the transfer of 16 weekend user days and 16 weekday user days from River Use Permit #20 to River Use Permit #72.

**Chair Miller opened the hearing and upon conclusion of public comment and staff input, closed the hearing.**  
**A motion was made by Commissioner Hansen, seconded by Commissioner Shinault, to Approve staff's recommended actions.**

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

- 3. [19-1269](#) Hearing to consider the Superior Self Storage project (Planned Development Revision PD-R19-0001) to revise the adopted Town Center West Planned Development (PD95-0002) by adding the use of Self-Storage and to revise the adopted California Precision Molding Planned Development (PD95-0007) for the phased remodeling, conversion and expansion of an existing 89,470 square foot structure into a self storage on property identified by Assessor's Parcel Number 117-160-064, consisting of 14.8 acres, in the El Dorado Hills Community Center, submitted by Superior Storage Group; and staff recommending the Planning Commission take the following actions:  
 1) Determine that pursuant to 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 for PD95-0007 adopted by the Board of Supervisors on May 9, 1995; and  
 2) Approve Planned Development Revision PD-R19-0001 based on the Finding and subject to the Conditions of Approval as presented.  
 (Supervisory District 1)

*Public Comment: L. Mansour, L. Brent-Bumb*

**Chair Miller opened the hearing and upon conclusion of public comment and staff input, closed the hearing.**  
**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. [19-1277](#)

Planning and Building Department, Planning Services Division-Long Range Planning recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Determine that pursuant to the California Environmental Quality Act Guidelines Section 15168, there is no substantial evidence requiring the preparation of a subsequent Negative Declaration or an Addendum to the Program Environmental Impact Report (EIR) for the General Plan Biological Resources Policy Update, Oak Resources Management Plan, and Oak Resources Conservation Ordinance per Resolution 127-2017 adopted by the Board on October 24, 2017;
- 2) Adopt Resolution approving the boundaries of the Weber Creek Canyon Important Biological Corridor (IBC) as shown on the attached map (Resolution-Exhibit A); and
- 3) Approve amending the Zoning Map to delineate the parcels located in the Weber Creek Canyon IBC (as listed on Resolution-Exhibit B) and to add the Weber Creek Canyon IBC to the IBC Overlay.

*Public Comment: A. Lungren, M. Taylor, J. Vanadrigham, W. Hawley, J. Homme, E. Barrera, M. Dunne*

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

**A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to Continue this item off-calendar and direct staff to conduct further analysis and additional public outreach with the property owners in the form of a workshop.**

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

**ADJOURNMENT**

**Meeting was adjourned at 10:24 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.