



# County of El Dorado

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

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Thursday, March 12, 2020

8:30 AM

Building C Hearing Room  
2850 Fairlane Court  
Placerville, CA 95667

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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](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 Vegna, with Commissioner Ross absent.

**Present:** 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Miller

**Absent:** 1 - 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 Hansen to Adopt the Agenda and Approve the Consent Calendar with the following changes:

**Pull Item 1 for discussion.**

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

**Absent:** 1 - Commissioner Ross

**CONSENT CALENDAR**

- 1. [20-0302](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 13, 2020.

**A motion was made by Commissioner Williams, seconded by Commissioner Miller, to modify the February 13, 2020 Minutes, Item #6, as provided by County Counsel, and Approve the Minutes.**

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

**Absent:** 1 - Commissioner Ross

**END OF CONSENT CALENDAR**

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

Breann Moebius, County Counsel, reported the Board of Supervisors approved the Vineyards project by a vote of 3-2 on February 25th, 2020, with three additional Conditions of Approval.

**COMMISSIONERS' REPORTS**

Commissioner Vegna announced the next Planning Commission meeting of March 26, 2020 will be held in the Board of Supervisors meeting room. Commissioner Hansen wanted to ensure newly appointed Commissioner for District 5 was aware of this meeting location change. Commissioners discussed with Planning staff the anticipated timing of the VMT analysis and response to comments for the Central El Dorado Hills project.

**PUBLIC FORUM / PUBLIC COMMENT**

Aloha Adams introduced herself as Chair for the Cool Pilot Hill Advisory Committee and invited Commissioners to visit the Advisory Committee.

**AGENDA ITEMS**

2. [20-0292](#) Department of Transportation recommending the Planning Commission receive and file the information on the future land use allocation pertaining to the Major Update of the Traffic Impact Mitigation (TIM) Fee Program and the Capital Improvement Program (CIP).

**FUNDING:** TIM Fee Program

Chair Vegna opened the item and upon conclusion of public comment and staff input, closed the item noting Planning Commission's input: 1) Inform Board of Supervisors of what the growth rates are from other rural counties: Amador, Calaveras and Tuolumne; 2) To consider a surcharge or other funding, such as a Development Agreement, should there be a General Plan Amendment or Rezone; 3) Planning Commission feels the Projected Housing Unit growth of 0.7 % is too low and the Projected Employment growth of 0.67 % is too high; and 4) The Commission would like to see a cross-reference showing household size compared to population.

**ADJOURNMENT**

Meeting was adjourned at 10:43 A.M. 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.