



# County of El Dorado

## MEETING AGENDA Planning Commission

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone:530-621-5355  
fax:530-642-0508

*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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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**

**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.)

**CONSENT CALENDAR**

1. [18-0919](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 14, 2018.

**END OF CONSENT CALENDAR**

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

**COMMISSIONERS' REPORTS**

**PUBLIC FORUM / 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)

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)
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 Categorically 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)
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)

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).

## ADJOURNMENT

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.