



County of El Dorado

Planning and Building
Department
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Minutes - Draft 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, September 27, 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>

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.

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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 Approve the Consent Calendar.

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

CONSENT CALENDAR

1. [18-1450](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 13, 2018.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Roger Trout, Director of the Planning and Building Department, reported on the following:

- The Board approved the General Plan Amendment projects recently heard by the Planning Commission, in addition to the General Plan Window Resolution for Land Use items.
- There was a kick-off of the Housing Element Update at a recent Board meeting.

Dave Livingston, Assistant County Counsel, reported on the Board's recent action to partially de-certify the EIR on the Targeted General Plan-Zoning Ordinance Update as part of a lawsuit.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

2. [18-1452](#) Hearing to consider the time extension request for the Serrano Village C2 project (Tentative Subdivision Map Time Extension TM-E18-0001) to allow six 1-year time extensions to the approved Serrano Village C2 Tentative Subdivision Map resulting in a new expiration date of December 15, 2024 on property identified by Assessor's Parcel Numbers 122-580-27, 122-590-03, 122-130-14, 122-140-08, and 122-030-05, consisting of 121.8 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Determine that pursuant to the California Environmental Quality Act Guidelines Section 15182, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report or an Addendum to the existing El Dorado Hills Specific Plan Environmental Impact Report, certified by the Board of Supervisors in March 1989; and
 - 2) Approve Tentative Subdivision Map Time Extension TM-E18-0001 extending the expiration of the approved Serrano Village C2 Tentative Subdivision Map under TM08-1465 for six years to December 15, 2024, based on the Findings and subject to the original Conditions of Approval as presented.
- (Supervisory District 1)

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

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

3. [18-1454](#) Hearing to consider the Cabodi project (Rezone Z18-0007)** to allow a rezone from Timber Production to Forest Resource, 160-Acre to correct a documented mapping error on property identified by Assessor's Parcel Number 040-080-06, consisting of 45.25 acres, in the Mount Aukum/South County area, submitted by El Dorado County; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Find that the project is exempt pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3);
 - 2) Find that the project is consistent with Government Code Sections 51131 through 51134, the General Plan and Zoning Ordinance as presented;
 - 3) Approve an immediate rezone for Assessor's Parcel Number 040-080-06;
 - 4) Approve Z18-0007 rezoning Assessor's Parcel Number 040-080-06 from Timber Production to Forest Resource, 160-Acre based on the Findings presented; and
 - 5) Adopt Ordinance for said rezone.
(Supervisory District 5)

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff's recommended actions.

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

4. [18-1456](#)

Hearing to consider the Quantum Care Place project (Conditional Use Permit CUP18-0005) to allow for the construction and operation of an approximately 60,400 square foot senior assisted living facility and an approximately 4,000 square foot medical office building on property identified by Assessor's Parcel Number 117-490-01, consisting of 4.11 acres, in the Carson Creek Specific Plan Area of El Dorado Hills area, submitted by Anthony G. Scotch; 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 Environmental Impact Report, adopted by the Board of Supervisors on July 19, 2016; and
- 2) Approve Conditional Use Permit CUP18-0005, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 1)

Public Comment: J. Applegarth

A motion was made by Commissioner Hansen, seconded by Commissioner Shinault, to Approve staff's recommended actions with the following modification: (a) Add New Condition of Approval to state, "Delivery Hours: Delivery hours for Quantum Care Place shall be limited to the hours of 8 a.m. to 5 p.m., five days a week."

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

ADJOURNMENT

Meeting was adjourned at 10:16 A.M. in appreciation of Roger Trout's contribution to the County all these years.

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.