



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, August 22, 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 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 Commissioner Shinault being absent.

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 Vegna, to Adopt the Agenda and Approve the Consent Calendar.

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

Absent: 1 - Commissioner Shinault

CONSENT CALENDAR

1. [19-1222](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 8, 2019.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Dave Spiegelberg, Department of Transportation, reported on the culmination of past Planning Commission efforts regarding Bass Lake Road.

COMMISSIONERS' REPORTS

Commissioner Hansen spoke on the upcoming Apple Hill season that kicks off on Labor Day weekend.

Commissioner Miller reported that he has made site visits to a project location on Koki Lane and there has been no progress made on weed abatement.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

2. [19-1170](#)

Department of Transportation recommends that the Planning Commission:

- 1) Approve the Finding of Consistency of the 2019 Annual Capital Improvement Program (CIP) with the General Plan (Attachment B).
- 2) Approve the Finding of Consistency of eight additional projects to be included in the Annual CIP:
 - a) Henningsen Lotus Park Streambank Restoration (CIP# 99454)
 - b) Latrobe Railroad Track Washout Repairs (CIP# 99455)
 - c) Ponderosa Road (Class 2 and Sidewalk) (CIP# 97018)
 - d) Pony Express (Class 2 and Sidewalk) (CIP# 97019)
 - e) Road Safety Improvement Various Location (CIP# 72195)
 - f) US 50 / EB Bass Lake Rd - Signalization (CIP# 73367)
 - g) Guardrail Upgrades - Tahoe (CIP# 72198)
 - h) Airport Beacon (Replacement) at the Placerville Airport (Design & Construct) (CIP #93134) (cont. 8/8/19, Item #3)

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 Miller, to Approve staff's recommended actions.

Yes: 3 - Commissioner Vegna, Commissioner Hansen and Commissioner Miller

Noes: 1 - Commissioner Williams

Absent: 1 - Commissioner Shinault

3. [19-1171](#)

Hearing to consider the Serrano Village J7 project (Planned Development PD18-0005/Tentative Subdivision Map TM18-1536)** to allow a Development Plan with modifications to Single Unit Residential Zone District development standards, a Tentative Subdivision Map creating 65 single family residential lots ranging in size from 3,600 to 5,813 square feet and six landscape lots, and Design Waivers of the El Dorado County Design and Improvement Standard Manual on property identified by Assessor's Parcel Number 123-040-011, consisting of 9.86 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 pursuant to Section 15182 of the California Environmental Quality Act Guidelines;
 - 2) Approve Planned Development PD18-0005 adopting the Development Plan as the official Development Plan based on the Finding and subject to the Conditions of Approval as presented;
 - 3) Approve Tentative Subdivision Map TM18-1536 based on the Finding and subject to the Conditions of Approval as presented; and
 - 4) Approve the following Design Waivers of the El Dorado County Design and Improvement Standard Manual road improvement standards based on the Findings presented:
 - (a) Modification of subdivision road improvement Standard Plan 101B allowing a reduction from 31 feet (as shown on the Tentative Map) to 20 feet in width, for that portion of "A" Street, from the westerly property boundary (connection to Village J6) for approximately 65 feet to the east, with "No Parking" restrictions in this segment;
 - (b) Reduction of 100-foot centerline curve radii to 61.67 feet on A Street near the Birmingham Way intersection;
 - (c) Modification of the standard road encroachment to allow for an entry gate and landscaping median; and
 - (d) Modification to Standard Plan 101B for the reduction of the Right-of-Way, and road improvement widths, and for the construction of reduced sidewalks (six feet to four feet in width) on one side of the street, as modified on the Tentative Map.
- (Supervisory District 1) (cont. 8/8/19, Item #4)

Public Comment: C. Gold

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

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Continue the item to the October 24, 2019 meeting to allow the applicant and staff, including the Transportation Department, time to evaluate the new traffic data from Bass Lake Road as it relates to the project.

Yes: 3 - Commissioner Vegna, Commissioner Williams and Commissioner Miller

Noes: 1 - Commissioner Hansen

Absent: 1 - Commissioner Shinault

ADJOURNMENT

Meeting was adjourned at 9:47 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.