



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, October 24, 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 8:31 A.M. by Chair Pro Tem Vegna, with Commissioners Miller and Shinault being absent.

Prior to the start of the meeting, the Planning Commission honored fallen El Dorado County Deputy Sheriff Brian Ishmael.

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: 3 - Commissioner Vegna, Commissioner Williams and Commissioner Hansen

Absent: 2 - Commissioner Shinault and Commissioner Miller

CONSENT CALENDAR

- 1. [19-1501](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 26, 2019.
Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Tiffany Schmid, Planning and Building Department Director, reported that the Board of Supervisors approved a new fee resolution for the Department.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

2. [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. 8/22/19, Item #3)

Public Comment: T. Fesler, D. Simon

Chair Pro Tem Vegna 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 Vegna, to Approve staff’s recommended actions with the following amendments: (a) Include the changes identified in the Staff Memo dated October 23, 2019; and (b) Direct staff to analyze the project in the permitting process and, if appropriate and reasonable, add tapers.

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

Absent: 2 - Commissioner Shinault and Commissioner Miller

3. [19-1507](#) Hearing to consider the Ridgeview Village Unit No. 9 project (Tentative Subdivision Map Revision TM08-1477-R)* to request the following: (1) Addition of a Phasing Plan (two phases) for financing and phasing purposes; (2) Re-alignment of the off-site sewer line through an off-site property (Assessor’s Parcel Number 120-610-018); and (3) Revisions to, and replacement of, Condition of Approval Nos. 7 through 9 with the provisions of the Oak Resources Management Plan on property identified by Assessor’s Parcel Number 120-010-001, consisting of 16.84 acres, in the El Dorado Hills area, submitted by Pacific States Development; and staff recommending the Planning Commission take the following actions: 1) Adopt the Negative Declaration based on the Revised Initial Study prepared by staff; and 2) Approve Tentative Subdivision Map Revision TM08-1477-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisorial District 1)

Public Comment: M. Roppolo, D. Daniloff, A. Grau, R. Ross

Chair Pro Tem Vegna 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 Approve staff’s recommended actions with the following amendments: (a) Modify Condition of Approval 10 to state "Applicant to pay in-lieu fees pursuant to Section 130.39.070(C)(1)(a).; (b) Modify Condition of Approval 20 to reflect road names; and (c) Modify Condition of Approval 55(A) to have parking allowed on one side of the street, with a 30 foot road width.

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

Absent: 2 - Commissioner Shinault and Commissioner Miller

4. [19-1509](#)

Hearing to consider the Creekside Plaza project to request a Rezone (Z10-0009), a Tentative Parcel Map (P10-0012), and a Planned Development (PD10-0005) on property identified by Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025, consisting of 4.39 acres, in the Community Region of Diamond Springs, submitted by Grado Equities VI, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt Resolution certifying the Environmental Impact Report subject to California Environmental Quality Act Findings;
 - 2) Adopt the Mitigation Monitoring Reporting Program detailing the recommended Mitigation Measures in the Environmental Impact Report, in compliance with California Environmental Quality Act Guidelines Section 15097(a);
 - 3) Approve Z10-0009 rezoning Assessor's Parcel Numbers 327-211-014, 327-211-016, and 327-211-025 from Community Commercial-Design Control to Community Commercial-Planned Development and Open Space-Planned Development based on the Findings as presented;
 - 4) Approve Tentative Parcel Map P10-0012 subdividing the project site into four parcels including a 0.22-acre portion of Forni Road Right of Way subject to a General Vacation based on the Findings and subject to the Conditions of Approval as presented; and
 - 5) Approve Planned Development PD10-0005 as the official Development Plan for the proposed Creekside Plaza commercial center containing three buildings totaling 30,560 square feet with on-site parking, lighting, signage, and landscaping based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3)

Chair Pro Tem Vegna 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 Vegna, to Continue this item to the November 14, 2019, meeting as the first agenda item, for further consideration of the Planning Commission on the issues presented at the hearing.

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

Absent: 2 - Commissioner Shinault and Commissioner Miller

5. [19-1515](#) Hearing to consider the EDH-Folsom Self Storage project (Conditional Use Permit S18-0012/Planned Development PD18-0002)* to request the following: (1) Conditional Use Permit for the phased construction and operation of a self-storage facility with 230 temporary outdoor RV and boat parking spaces between construction of Phase Two and Final Phase, and a two-story manager office and apartment; and (2) Planned Development to establish a development plan for the project on property identified by Assessor’s Parcel Number 124-301-003, consisting of 9.55 acres, in the El Dorado Hills Community Region, submitted by EDH Green Valley Holdings, LLC; 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;
 - 3) Approve Conditional Use Permit S18-0012 based on the Findings and subject to the Conditions of Approval as presented; and
 - 4) Approve Planned Development PD18-0002 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 1)

Public Comment: K. McIntire, V. McIntire

Chair Pro Tem Vegna 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 Vegna, to Approve staff’s recommended actions with the addition of the Conditions of Approval identified in the the El Dorado Hills Fire Department letter dated January 31, 2019.

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

Absent: 2 - Commissioner Shinault and Commissioner Miller

6. [19-1524](#)

Hearing to consider the Vineyards at El Dorado Hills project to request a Rezone (Z16-0002), a Planned Development (PD16-0001), a Phased Tentative Subdivision Map (TM16-1528), and a Design Waiver on property identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, in the Rural Region in the El Dorado Hills area, submitted by Omni Financial, LLC; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Adopt the Resolution certifying the Environmental Impact Report, subject to California Environmental Quality Act Findings and Statement of Overriding Considerations;
- 2) Adopt the Mitigation Monitoring Reporting Program detailing the recommended Mitigation Measures in the Environmental Impact Report, in compliance with California Environmental Quality Act Guidelines Section 15097(a);
- 3) Approve Z16-0002 rezoning Assessor's Parcel Number 126-100-024 applying the Planned Development Combining Zone to the existing underlying zoning of Estate Residential, Five-acre resulting in the new zoning of Estate Residential, Five-acre-Planned Development based on the Findings presented;
- 4) Approve Planned Development PD16-0001 establishing a Development Plan allowing the project to utilize density bonuses by clustering residential parcels and dedicating open space and allowing reduced setbacks of 20 foot front setbacks, 15 foot side setbacks and 30 foot rear setbacks for the Vineyards at El Dorado Hills Project, based on the Findings and subject to the Conditions of Approval as presented;
- 5) Approve the Phased Tentative Subdivision Map TM16-1528 consisting of 42 residential lots ranging in size from 43,560 to 46,562 square feet, five open space lots, and one road lot, based on the Findings and subject to the Mitigation Monitoring Reporting Program and Conditions of Approval as presented; and
- 6) Approve the Design Waiver to reduce the standard 101C road width easement from 50 feet to 30 feet as the Findings could be made. (Supervisory District 4)

Public Comment: T. Fesler

Chair Pro Tem Vegna 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 Hansen, to recommend Approval to the Board of Supervisors of staff's recommended actions with the following amendments: (a) Modify Condition of Approval 33 to clarify the minimum roadway width from 24 to 26 feet; (b) Modify Condition of Approval 41 to require a revised Wildland Fire Safe Plan and remove subsection (ii); (c) Clarification and changes as needed for the elimination of the preclusion of the left- and right-turns and any related Conditions of Approval, including Condition of Approval 15(a) subsections, or other verbiage; (d) Addendum to the Environmental Impact Report to address

Mitigation Measure 3.11-3 which contains turn restrictions; and (e) Direct Department of Transportation to verify applicant's analysis of the elimination of the turn restrictions.

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

Absent: 2 - Commissioner Shinault and Commissioner Miller

ADJOURNMENT

Meeting was adjourned at 3:42 P.M. by Chair Pro Tem 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.