



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
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## Minutes - Draft 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*  
*Vacant - District 5*

*Vacant, Clerk of the Planning Commission*

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Thursday, February 13, 2020

8:30 AM

Building C Hearing Room  
2850 Fairlane Court  
Placerville, CA 95667

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<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 8:31 A.M. by Chair Vegna, with all Commissioners present.

Present: 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and 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 Miller, to Adopt the Agenda and Approve the Consent Calendar.

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

**CONSENT CALENDAR**

- 1. [20-0142](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 23, 2020.  
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 on Serrano J7 Appeal; The Saratoga Final Map; and announced the new Clerk of the Planning Commission.

**COMMISSIONERS' REPORTS**

Commissioner Williams reported on the public workshop regarding the Development Design Standards pilot program he attended in Shingle Springs.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no public comment.

**AGENDA ITEMS**

6. [19-1670](#) Hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment (A14-0003) to amend the County General Plan Land Use Map designations; Specific Plan Amendments (SP12-0002 and SP86-0002-R) to amend the El Dorado Hills Specific Plan and adopt the Central El Dorado Hills Specific Plan; a Rezone (Z14-0005) of existing zone districts to Central El Dorado Hills Specific Plan zone districts; a Planned Development (PD14-0004) to establish a Development Plan for the proposed development; a Tentative Subdivision Map (TM14-1516) to create six large lots for the purpose of sale, lease, or financing of the development; and a Development Agreement (DA14-0003) between the County of El Dorado and Serrano Associates, LLC for the proposed project on property identified by Assessor’s Parcel Numbers 121-160-005, 121-040-020, 121-040-029, 121-040-031, 120-050-001, 120-050-005, 121-120-024(portion), consisting of 336 acres, in the El Dorado Hills Community Region, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission review the Staff Report, receive public comment, recommend certification of the Central El Dorado Hills Specific Plan Final Environmental Impact Report, and direct staff on recommendations to the Board of Supervisors regarding the Central El Dorado Hills Specific Plan project. (Supervisory District 1) (cont. 01/13/20, Item #1)

**Chair 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 Miller, to Continue this item to March 26, 2020.**

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

2. [20-0143](#) Chief Administrative Office, Parks Division-River Program, submitting request to consider the transfer of 10 weekend and 10 weekday user days from Action Whitewater Adventures (River Use Permit #63) to H2O Adventures, LLC. (River Use Permit #72); and staff recommending the Planning Commission take the following action:  
 1) Approve the transfer of 10 weekend user days and 10 weekday user days from River Use Permit #63 to River Use Permit #72.

**Chair 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 Miller, to Approve staff’s recommended actions.**

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

3. [20-0144](#) Chief Administrative Office, Parks Division-River Program, submitting request to consider the transfer of 10 weekend and 10 weekday user days from Action Whitewater Adventures (River Use Permit #63) to Sierra Whitewater, Inc., (River Use Permit #19); and staff recommending the Planning Commission take the following action:  
1) Approve the transfer of 10 weekend user days and 10 weekday user days from River Use Permit #63 to River Use Permit #19.

**Chair 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 Williams, to Approve staff's recommended actions.**

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

4. [20-0145](#) Chief Administrative Office, Parks Division-River Program, submitting request by Kelly Kain and Michael Juarez for the transfer of River Use Permit #67 to Action Whitewater Adventures; and staff recommending the Planning Commission take the following actions:  
1) Approve the transfer of River Use Permit #67 to Action Whitewater Adventures.

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

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

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

5. [20-0146](#) Hearing to consider the Holiday Market Signs project (Design Review Revision DR-R19-0001)\* a request for a revision to approved Design Review Permit DR99-0004: Proposed sign package includes all signs for Holiday Market and Tahoe Paradise Golf Course on the parcel. The signs advertising the Golf Course will be reduced from two to one; the Holiday Market freestanding sign will change in copy only; the two existing wall signs will be combined into a single sign over the entrance, and an additional sign is proposed on the south-side of the building, on property identified by Assessor’s Parcel Number 034-270-049, consisting of 0.98 acre, in the Meyers area, submitted by McHale Sign Company, Inc.; and staff recommending the Planning Commission take the following actions:
- 1) Find the project Design Review Revision DR-R19-0001 to be exempt from California Environmental Quality Act (CEQA) pursuant to Section 15311 of the CEQA Guidelines; and
  - 2) Approve Design Review Revision DR-R19-0001 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 5)

**Chair 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 Miller, to Approve staff’s recommended actions.**

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

**ADJOURNMENT**

**Meeting was adjourned at 9:11 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.