



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
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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
Amanda Ross, Member, District 5

Julie Saylor, Clerk of the Planning Commission

Thursday, March 26, 2020

8:30 AM

330 Fair Lane, Building A
Placerville, CA 95667

ADDENDUM

County of El Dorado Public Meeting Protocol In Response to Coronavirus COVID-19

California Governor Gavin Newsom issued Executive Order N-29-20 on March 17, 2020, relating to the convening of public meetings in light of the COVID-19 pandemic.

At this time, the County of El Dorado Planning Commission meetings will be limited to hear only those items related to immediate public peace, health, and safety issues and Permit Streamlining Act items that cannot be delayed by Tolling Agreement, as provided in the publicly posted agenda notice and until further notice.

Accordingly, and as included in the attached staff memo, staff will be requesting continuance of item No. 4 to hear the Central El Dorado Hills Specific Plan project to a date certain of April 23, 2020.

Pursuant to the Executive Order and to maintain the orderly conduct of the meeting, the County of El Dorado will allow Planning Commissioners to attend the meeting telephonically and to participate in the meeting to the same extent as if they were present.

In order to ensure compliance with federal and state guidance regarding large gatherings and social distancing and in accordance with State of California Executive Order N-29-20, to provide the public with the opportunity to provide comments to the Commission, the Commission is providing a call in number (please see below). When you hear the item called that you wish to comment on, please call the number and await your opportunity to speak. Your call will be muted upon joining the meeting and, when you are notified that your call has been unmuted, you may speak for three minutes or as otherwise provided by the Commission Chair. While speaking, please reduce any background noise to ensure that your comments can be heard.

Dial in line - 1-669-900-9128

Meeting ID - 393 945 785

**You may also view the meeting through the Granicus livestream
<http://eldorado.legistar.com/Calendar.aspx>.**

Members of the public who wish to participate may appear at the public meeting held in the Board Chambers and are to maintain a minimum six-foot buffer between you and others, as suggested by the State Department of Public Health. Additional seating for the Commission meeting is available in the lobby of Building A.

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) 621-7603. 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.

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 meeting of March 26, 2020 will be video recorded and available for Live Web Streaming on the internet at: <http://eldorado.legistar.com/Calendar.aspx>

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 with Commissioner Ross attending by call-in.

Present: 5 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen, Commissioner Miller and Commissioner Ross

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 with the following changes:

Pull Item 1 for discussion.

Votes were by roll call.

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

CONSENT ITEMS

1. [20-0379](#)

Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 12, 2020.

Public Comment: R. Miller

A motion was made by Commissioner Williams, seconded by Commissioner Miller, to modify the March 12, 2020 minutes to correct a clerical typo and to reflect Item 1 was pulled from Consent Calendar for discussion, and Approve the Minutes.

Votes were by roll call.

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

END OF CONSENT CALENDAR

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

There were no Departmental Reports and Communications

COMMISSIONERS' REPORTS

There were no Commissioners' Reports

PUBLIC FORUM / PUBLIC COMMENT

Sheriff J. D'Agostini expressed appreciation to the Commission for holding this meeting today but expressed concerns on how the meeting was being held, lag in time for the public to be able to address their government. D'Agostini noted the District Attorney as well as his staff has been offered up to assist the Commission to accomplish business in a more efficient manner.

R. Miller made agreement to D'Agostini's remarks.

AGENDA ITEMS

Chair Vegna requested Item 3 be called first due to public attendance due to COVID-19.

3. [20-0382](#)

Hearing to consider Title 130 Zoning Ordinance for the cultivation of cannabis for personal use, amending Zoning Ordinance Section 130.14.260 (Outdoor Medical Cannabis Cultivation for Personal Use). The proposed amendments will make the existing ordinance consistent with state law, which allows for the cultivation of no more than six cannabis plants per residence for either medicinal use or recreational use by adults over the age of twenty-one. The proposed amendments would no longer distinguish between cannabis grown for medicinal use versus recreational use by adults over the age of twenty-one and would instead impose consistent regulations for all cannabis grown for personal use. Staff is recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Find that the adoption of the proposed amendments to Section 130.14.260 is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3), 15060(c)(2), 15060(c)(3), 15305, and 15308 of the CEQA Guidelines;
- 2) Recommend approval of amendments to Section 130.14.260 of Title 130, Article 9 of the El Dorado County Ordinance Code entitled "Outdoor Medical Cannabis Cultivation for Personal Use" renumbered as Section 130.42.100 of Title 130, Article 4, and retitled as "Cultivation of Cannabis for Personal Use," with amendments; and
- 3) Find that the ordinance shall take effect immediately upon final passage pursuant to Government Code section 25123(d) in order for the immediate preservation of the public peace, health, and safety.

Public Comment: R. Miller, D. Schafer, K. Chiusano, W. Star, District Attorney V. Pierson, K. Bartholomew

Chair Vegna opened the hearing. A continuance was requested by staff and the discussion and public comment was limited to the request for continuance. Upon conclusion of public comment and staff input, Chair Vegna closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Miller to continue this item to the April 9, 2020 meeting as the first agenda item. Votes were by roll call.

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

2. [20-0327](#)

Hearing to consider the Ponte Palmero project (Parcel Map Time Extension P-E19-0001)* for two 1-year time extensions to the approved Ponte Palmero Tentative Parcel Map resulting in a new expiration date of December 12, 2022 on property identified by Assessor's Parcel Number 083-350-057, consisting of 19.87 acres, in the Cameron Park area, submitted by Cameron Park Senior Living, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, that there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report (EIR) or an Addendum to the existing EIR, adopted by the Board of Supervisors on December 12, 2017; and
- 2) Approve Parcel Map Time Extension P-E19-0001 extending the expiration of the approved Ponte Palmero Tentative Parcel Map for two years to December 12, 2022, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisorial District 4)

Public Comment: E. Pilegaard

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.

Votes were by roll call.

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

4. [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. 02/13/20, Item #6)

Staff is requesting item be continued to a date certain of April 23, 2020.

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 the April 23, 2020 meeting per staff’s recommendation.

Votes were by roll call.

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

ADJOURNMENT

Meeting was adjourned at 9:23 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.

ADDENDUM**AGENDA ITEM**

4. [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. (Supervisorial District 1) (cont. 02/13/20, Item #6)

Staff is requesting item be continued to a date certain of April 23, 2020.