



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

Jon Vegna, Chair, District 1
James Williams, First Vice-Chair, District 4
Jeff Hansen, Second Vice-Chair, District 3
Gary Miller, Member, District 2
Amanda Ross, Member, District 5

Julie Saylor, Clerk of the Planning Commission
Tiffany Schmid, Executive Secretary
Breann Moebius, Deputy County Counsel

Thursday, August 27, 2020

8:30 AM

**VIRTUALLY - See Agenda
for Details to View and
Participate**

County of El Dorado Public Meeting Protocol In Response to Coronavirus COVID-19:
To comply with social distancing requirements and the stay at home order from Governor Gavin Newsom, the Meeting Room will be closed to members of the public and all public participation will be handled remotely.

PUBLIC PARTICIPATION INSTRUCTIONS: WATCH LIVE STREAM: To observe the live stream of the Planning Commission meeting go to <https://zoom.us/j/93480946557> or **PHONE IN:** 1-530-621-7603 or 1-530-621-7610, Webinar ID 934 8094 6557

PUBLIC COMMENT PARTICIPATION: Speakers will be limited to 3 minutes or as otherwise provided by the Commission Chair. By participating in this meeting you acknowledge that you are being recorded. While speaking, please reduce any background noise to ensure that your comments can be heard. When you hear the item called that you wish to comment on, please follow the following instructions accordingly. **ONLINE LIVE STREAM:** When you hear the item called that you wish to comment on, press the "raise a hand" button. **PHONE IN:** When you hear the item called that you wish to comment on, press *9 to indicate a desire to make a comment. The clerk will call you by the last three digits of your phone number when it is your turn to comment.

If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comment via email prior to the Planning Commission meeting. Please submit your comments to the Clerk of the Planning Commission at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Commission meeting will be delivered to the Commission prior to any action. The Clerk and Planning staff is here to assist you, please call 530-621-5355 if you need any assistance with the above directions to access the meeting. The regular call in number will not be available for use. Please follow the phone-in instructions listed under the Public Participation Instructions in this agenda.

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:
<http://eldorado.legistar.com/Calendar.aspx>

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 August 27, 2020 will be recorded via Zoom Webinar and available for Live Web Streaming on the internet at: <https://zoom.us/j/93480946557>

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 AM by Chair Vegna, with all Commissioners present. All Commissioners attended by remote attendance.

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 Hansen, seconded by Commissioner Ross, to Adopt the Agenda and Approve the Consent Calendar.

Votes were by roll call.

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

Abstained: 1 - Commissioner Miller

CONSENT CALENDAR

1. [20-1034](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 13, 2020.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

There were no Departmental Reports or Communications.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: K. Greenwood

AGENDA ITEMS

2. [20-0988](#)

Hearing to consider the Rancho Victoria project (Rezone Z18-0009/Tentative Parcel Map P18-0011)* to request a rezone from Rural Lands, 40-Acre (RL-40) to Rural Lands, 20-Acre (RL-20) and a Tentative Parcel Map dividing an 81.81 acre property into three parcels ranging in size from 26.7 acres to 33.13 acres on property identified by Assessor's Parcel Number 087-010-035, consisting of 81.81 acres, in the Latrobe area, submitted by Jeff Sweigart; and staff recommending the Planning Commission forward the Board of Supervisors 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 Rezone Z18-0009 based on the Findings as presented; and
 - 4) Approve Tentative Parcel Map P18-0011, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2) (cont. 08/13/20, Item #3)

Public Comment: K. Greenwood

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 Approve staff's recommended actions with the following modifications:

- 1) Modify Condition of Approval #6 by replacing 'non-building' with 'non-development' and to reflect these corrections in the Initial Study under Mitigation Measure CUL-2;**
- 2) Modify Condition of Approval #7: ...by adding two inches (depth) of Hot Mix Asphalt (HMA) on six inches (depth) of Class 2 Aggregate Base along the edge of pavement...;**
- 3) Modify Condition of Approval #17: ...Prior to new buildings or structures being placed on one or more of these parcels the applicants will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code...; and,**
- 4) Modify Condition of Approval #18 subsection 'a' and 'c' as follows:**
 - a) The existing private road serving the project (Victoria Way) provides a minimum of two - ten-foot traffic lanes, not including shoulder and striping, to provide access to all three parcels served by the road. The existing sixteen-foot-wide paved section and four-foot-wide aggregate base section is deemed acceptable so long as it can be demonstrated to show that it is designed and maintained to support the imposed load of fire apparatus weighing at least 75,000 pounds. All future subdivision of parcels that are proposed to be served by Victoria Way shall require the road to be paved to no less than two - ten-foot traffic lanes, not including shoulder and striping to serve all parcels.**
 - c) South Shingle Road shall be widened to provide two paved ten-foot traffic lanes, not including shoulder and striping, to provide emergency vehicle access to the project, for that section of road described in DOT Project Condition No. 7. If two 10-foot traffic lanes cannot be achieved across the box drainage culvert on South Shingle Road, an approved turnout may be placed west of the box**

drainage culvert on South Shingle Road to provide the same practical effect in meeting this requirement at that location. All essential road improvements shall be complete and meet all of the requirements of CCR Title 14, or bonded in accordance with County of El Dorado DOT requirements, prior to approval of the final map for the project.

Votes were by roll call.

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

3. [20-1033](#)

Hearing to consider the El Dorado Senior Village project (Design Review DR20-0001)** to request for a streamlined ministerial Design Review Permit in accordance with the provisions of California Senate Bill 35 (Streamlined Ministerial Approval of Affordable Housing) for a senior living village including a 149-unit apartment complex, two commercial buildings, a community club house and leasing office on property identified by Assessor’s Parcel Numbers 331-221-030 and 331-221-032, consisting of 8.2 acres, in the El Dorado area, submitted by Jim Davies; and staff recommending the Planning Commission take the following actions:

- 1) Certify the project to be Statutorily Exempt pursuant to Section 15268, Ministerial Projects, of the CEQA Guidelines;
 - 2) Find that the project is consistent with the provisions of Senate Bill 35; and
 - 3) Approve Design Review Permit DR20-0001, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3)

Public Comment: J. Edwards, L. Perdichizzi, K. Earle

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 with the following modifications:

- 1) Correct proposed residential buildings from 11 to 12 on page 2 and 6 of the Staff Report and in Condition of Approval #1 and #3;
- 2) Modify Condition of Approval #12: ...In-lieu mitigation fees shall be paid for oak woodland to be removed at the then-current oak woodland mitigation rate per acre, (currently \$8,285/acre) for the 6.69 acres of oak woodland removed. In-lieu mitigation fees for individual native oaks to be removed, including a 24-inch Valley Oak as identified in the ORTR, shall be paid at the then-current (non- adjusted) mitigation rate (currently \$153/inch) for each individual tree to be removed...; and,
- 3) Correct the MFR General Plan density from 18.7 to 18.17 in Findings #2.1, #2.16, and #4.8.

Votes were by roll call.

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

Noes: 2 - Commissioner Vegna and Commissioner Williams

ADJOURNMENT

Meeting was adjourned at 2:36 PM by Chair Vegna.

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) 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.