



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
Amanda Ross, Second Vice Chair, District 5
Cheryl Bly-Chester, Member, District 2
John Clerici, Member, District 3

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

Thursday, March 11, 2021

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/95505774034> or **PHONE IN:** 1-530-621-7603 or 1-530-621-7610, Webinar ID 955 0577 4034

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 March 11, 2021 will be recorded via Zoom Webinar and available for Live Web Streaming on the internet at: <https://zoom.us/j/95505774034>

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

Present: 5 - Commissioner Williams, Commissioner Ross, Commissioner Bly-Chester, Commissioner Clerici and Commissioner Vegna

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 Bly-Chester, seconded by Commissioner Ross, to Adopt the Agenda and Approve the Consent Calendar.

Votes were by roll call.

Yes: 5 - Commissioner Williams, Commissioner Ross, Commissioner Bly-Chester, Commissioner Clerici and Commissioner Vegna

CONSENT CALENDAR

- 1. [21-0323](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 25, 2021.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Rob Peters, Deputy Director of Planning, provided the Commission an update on two Land Use items (Urgency Ordinance and Mira Loma Rezone) heard by the Board of Supervisors on March 9, 2021.

COMMISSIONERS' REPORTS

Commissioner Bly-Chester noted that it was brought up during the joint meeting on Monday (March 8, 2021) that when the public tries to login before we have started our meetings, they get a rejection on entrance to the meeting. Commissioner Bly-Chester suggested verbiage be added to the Zoom login advising to try to join the meeting at the start time of the meeting and not before or to potentially allow entrance prior to the start of the meeting. Julie Saylor, Clerk of the Planning Commission, advised that this information will be relayed to the Clerk of the Board of Supervisors.

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: C. Felton, D. Devitt, L. Ryan, K. Greenwood, R. Rossi, B. Brosnahan, B. Porter-Kotzebue

Commission Discussions from Public Comments Received during Open Forum:

Commissioner Bly-Chester disclosed that Supervisor Turnboo and Commissioner Bly-Chester have been fielding hundreds of comments on a planned Dollar General and requested that the Commission start building a record of what has happened on the proposed site and agenda it for the Commission to provide a forum for public comment and review. Commissioner Bly-Chester also suggested the potential for the creation of an Ad-Hoc committee that can be formed.

Commissioner Williams asked staff if the Board of Supervisors will be discussing the Priority Matrix within the next few weeks in relation to the Mira Loma Rezone. Rob Peters, Deputy Director of Planning, noted that Long Range Planning's Priority Matrix is reviewed by the Board of Supervisors annually which depicts Long Range Planning staff's work priorities but Planning has other staff that may be able to assist. Commissioner Williams asked if the Planning Commission could initiate a Historical Design Overlay for the Somerset area. Breann Moebius, Deputy County Counsel, advised the Board of Supervisors has been discussing and addressing this issue and working on setting policy and direction on this matter through Long Range Planning's Priority Matrix.

AGENDA ITEMS

- 2. [20-1573](#) Hearing to consider the Shinn Ranch project (Tentative Subdivision Map Time Extension TM-E20-0003) to request for one, one-year time extension to the approved Shinn Ranch Tentative Subdivision Map (TM07-1441) resulting in a new expiration date of June 4, 2024, on property identified by Assessor’s Parcel Numbers 331-620-030, 331-620-032, 331-620-004, 331-620-005, 331-620-013, 331-070-001, 092-510-018, and 319-260-089, consisting of 182.90 acres, in the El Dorado area, submitted by Silverado Homes; and staff recommending the Planning Commission take the following actions:
 - 1) Find the Shinn Ranch Tentative Subdivision Map Time Extension TM-E20-0003 consistent with the Mitigated Negative Declaration adopted for the approved tentative map pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines (Subsequent Environmental Impact Report (EIR)s and Negative Declarations); and,
 - 2) Approve Shinn Ranch Tentative Subdivision Map Time Extension (TM-E20-0003) granting one, one-year time extension to the approved Tentative Map TM07-1441 (Shinn Ranch), resulting in a new expiration date of June 4, 2024, based on the findings and subject to the original Conditions of Approval as presented.
 (Supervisory District 3) (cont. off calendar 12/10/20, Item #2)

Public Comment: R. Allgeier

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

A motion was made by Commissioner Ross, seconded by Commissioner Bly-Chester, to conceptually deny the project and ask staff to return to the March 25, 2021 meeting with Findings for Denial.

Votes were by roll call.

Yes: 2 - Commissioner Ross and Commissioner Bly-Chester

Noes: 3 - Commissioner Williams, Commissioner Clerici and Commissioner Vegna

A motion was made by Commissioner Clerici, seconded by Commissioner Vegna, to Approve staff’s recommended actions.

Votes were by roll call.

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

Noes: 2 - Commissioner Ross and Commissioner Bly-Chester

3. [21-0233](#) Hearing to consider the Serrano Village J3B Minor Revision (Lot 66) project (Tentative Subdivision Map Revision TM-R20-0001/Planned Development Revision PD-R20-0008)** to request a revision to an approved Tentative Subdivision Map and Planned Development permit for Serrano Village J3B (TM01-1376/PD01-0003) revising Condition of Approval No. 39 reducing the rear yard setback from 250 feet to 50 feet to accommodate proposed backyard improvements within the subject property identified by Assessor’s Parcel Number 123-410-024, consisting of 4.0 acres, in the El Dorado Hills area, submitted by Chris and Cindy Nicholson; and staff recommending the Planning Commission take the following actions:

- 1) Find the project Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines (Residential Projects with an EIR Pursuant to a Specific Plan); and,
- 2) Approve TM-R20-0001 and PD-R20-0008, revising Condition of Approval No. 39 of the approved Tentative Subdivision Map TM01-1376 (Serrano Village J3B), based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 1) (cont. 02/25/21, Item #2)

Public Comment: K. Greenwood, R. Peek

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

A motion was made by Commissioner Vegna, seconded by Commissioner Clerici, to Approve staff’s recommended actions and incorporate the revised Conditions of Approval as provided in Staff Memo dated March 5, 2021.

Votes were by roll call.

- Yes:** 5 - Commissioner Williams, Commissioner Ross, Commissioner Bly-Chester, Commissioner Clerici and Commissioner Vegna

4. [21-0328](#) Hearing to consider the Oak Ridge High School Verizon Wireless Cell Tower project (Conditional Use Permit CUP20-0006)** to request the construction and operation of a new wireless telecommunications facility consisting of the following: 1) Removal of two existing 55-foot tall stadium light standards; 2) Construction of two replacement 80-foot stadium light standards. One of these light standards will contain nine antennas within a 175 square foot lease area. The second light standard will only include stadium lights; 3) Construction of a new 320 square foot lease area, located approximately 240 feet from the tower lease area, housing cell tower ground equipment; and, 4) Upgrades to ancillary utility lines in support of proposed facilities within an existing easement on property identified by Assessor's Parcel Number 121-190-022, consisting of 38.09 acres, in the El Dorado Hills area, submitted by Verizon Wireless c/o Epic Wireless Group; and staff recommending the Planning Commission take the following actions:
- 1) Find the project Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures); and
 - 2) Approve Conditional Use Permit CUP20-0006 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 1)

Public Comment: K. Greenwood

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

Chair Vegna requested the Commission proceed on with Agenda Item #5 and then return to Agenda Item #4 for continued discussions.

5. [21-0324](#) Department of Transportation recommending the Planning Commission receive and file a presentation on the El Dorado County Travel Demand Model (TDM), Vehicle Miles Traveled (VMT) as the California Environmental Quality Act (CEQA) metric per Senate Bill (SB) 743, and the Board approved implementation of SB 743.

No Action Taken.

[21-0328](#)

Hearing to consider the Oak Ridge High School Verizon Wireless Cell Tower project (Conditional Use Permit CUP20-0006)** to request the construction and operation of a new wireless telecommunications facility consisting of the following: 1) Removal of two existing 55-foot tall stadium light standards; 2) Construction of two replacement 80-foot stadium light standards. One of these light standards will contain nine antennas within a 175 square foot lease area. The second light standard will only include stadium lights; 3) Construction of a new 320 square foot lease area, located approximately 240 feet from the tower lease area, housing cell tower ground equipment; and, 4) Upgrades to ancillary utility lines in support of proposed facilities within an existing easement on property identified by Assessor's Parcel Number 121-190-022, consisting of 38.09 acres, in the El Dorado Hills area, submitted by Verizon Wireless c/o Epic Wireless Group; and staff recommending the Planning Commission take the following actions:

- 1) Find the project Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures); and
- 2) Approve Conditional Use Permit CUP20-0006 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 1)

A motion was made by Commissioner Williams, seconded by Commissioner Ross, to Deny this item and direct staff to prepare Findings for Denial as discussed by County Counsel and the Commission.

Votes were by roll call.

- Yes:** 5 - Commissioner Williams, Commissioner Ross, Commissioner Bly-Chester, Commissioner Clerici and Commissioner Vegna

ADJOURNMENT

Meeting was adjourned at 4:17 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.