



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
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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*

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Thursday, May 13, 2021

8:30 AM

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

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**PUBLIC PARTICIPATION INSTRUCTIONS:** To comply with social distancing requirements and the stay at home order from the Governor, the Meeting Room will be closed to members of the public and all public participation will be handled remotely. Please note you will not be able to join the live stream until the posted meeting start time.

PHONE IN: 1-530-621-7603 or 1-530-621-7610, Meeting ID 947 8360 2097

**WATCH LIVE STREAM:** To observe the live stream of the Planning Commission meeting go to <https://zoom.us/j/94783602097>

**PUBLIC COMMENT PARTICIPATION:** If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise hand" button. If you are joining the meeting by phone, press \*9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

By participating in this meeting you acknowledge that you are being recorded.

If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comments to the Clerk of the Planning Commission at [planning@edcgov.us](mailto: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.

Planning Commission 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](mailto:planning@edcgov.us).

All Planning Commission hearings are recorded. A video recording of this meeting will be published to the website. This Planning Commission meeting will be recorded via Zoom Webinar and available for Live Web Streaming on the internet (follow instructions listed under the Public Participation Instructions in this agenda).

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 Commissioner Clerici not present. All Commissioners attended by remote attendance.

**Present:** 4 - Commissioner Williams, Commissioner Ross, Commissioner Bly-Chester and Commissioner Vegna

**Absent:** 1 - Commissioner Clerici

### 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 Ross, to Adopt the Agenda and Approve the Consent Calendar.  
Votes were by roll call.

**Yes:** 4 - Commissioner Williams, Commissioner Ross, Commissioner Bly-Chester and Commissioner Vegna

**Absent:** 1 - Commissioner Clerici

### CONSENT CALENDAR

1. [21-0731](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 22, 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 the next meeting of the Planning Commission which is scheduled for May 27, 2021 at 8:30 AM and it will be held virtually.

### COMMISSIONERS' REPORTS

Commissioner Ross reported on: 1) the Turn Restriction Signage Pilot Project in Meyers at North Upper Truckee Road and Sawmill Road; and 2) the Board of Supervisors on May 11, 2021 directed staff to return with Ordinance amendments for VHR (Vacation Home Rental) buffering of 500 feet, which will be applicable County-wide.

Chair Vegna reported on the May 12, 2021 meeting of the El Dorado Hills Area Planning Advisory Committee (EDH APAC).

**Commissioner Clerici arrived by remote attendance at 8:39 AM**

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

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: S. Telfer*

**AGENDA ITEMS**

**2. [21-0732](#)**

Department of Transportation recommends that the Planning Commission:

- 1) Approve the Finding of Consistency of the 2021 Annual Capital Improvement Program with the General Plan; and
- 2) Approve the Finding of Consistency of eight additional projects to be included in the Annual Capital Improvement Program:
  - a) Ice House Road Pavement Rehabilitation - Phase 3 Project (CIP 36105068);
  - b) Wentworth Springs Road Pavement Rehabilitation (CIP 36105070);
  - c) Pleasant Valley Road - Restripe (2 to 4 lanes) from SR 49 to Toyan Drive (CIP 36105067);
  - d) Guardrail Upgrades Safety Project (CIP 36105075);
  - e) Ice House Road Guardrail Safety Project (CIP 36105074);
  - f) Installation of Recessed Edge-lines Safety Project (CIP 36105071);
  - g) Pedestrian Safety Improvements (CIP 36105073); and
  - h) Pleasant Valley Road Safety Improvements (CIP 36105072).

*Public Comment: A. Gualtieri*

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

**A motion was made by Chair Vegna, seconded by Commissioner Ross, to Approve staff's recommended actions with the following recommendations for the Board of Supervisors consideration:**

- 1) Consider the Headington Road extension to El Dorado Road to be completed as part of Phase I of the Development;**
- 2) Consider reevaluating growth rate projections; and**
- 3) Consider a review for funding for rural traffic development in rural communities for intersections and historical traffic problem areas.**

**Votes were by roll call.**

**Yes:** 3 - Commissioner Ross, Commissioner Clerici and Commissioner Vegna

**Noes:** 2 - Commissioner Williams and Commissioner Bly-Chester

3. [21-0733](#)

Hearing to consider the Cool General Retail project (Design Review DR19-0006) to request a Design Review Permit for the proposed construction and operation of a 9,100 square foot commercial retail building and associated driveway, parking lot, utilities, signage, and landscaping improvements on property identified by Assessor's Parcel Number 071-500-037, consisting of 1.69 acres, in the Cool Rural Center area, submitted by Woodcrest REV; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Environmental Impact Report (EIR) (SCH No. 2020049050) for the Cool General Retail Project, subject to California Environmental Quality Act (CEQA) Findings;
- 2) Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with the CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval; and
- 3) Approve Design Review Permit DR19-0006, based on the Findings and subject to the Conditions of Approval as presented.  
(Supervisory District 4)

*[Clerk's Note: Lunch break was taken from 12:34 PM to 1:15 PM. Commissioner Bly-Chester returned to the meeting by remote attendance at 1:22 PM]*

*Public Comment: C. Knisley, D. Mooney, S. Schwartz-Kendall*

**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 Ross, to Approve staff's recommended actions with the following changes:**

- 1) Incorporate the revised Condition of Approval No. 12 as provided in Staff Memo dated May 12, 2021;
- 2) Add to Condition of Approval No. 12 a requirement to: Construct a 4-foot-wide asphalt pedestrian path along Northside Drive from SR49 to the project driveway.;
- 3) Edit Condition of Approval No. 13 removing the in-lieu fee option;
- 4) Revise Condition of Approval No. 13 to: Construct a Class 1 Bike Path along the shoulder of SR49 from the southerly property line, north to Northside Drive. If Caltrans does not approve a Class 1 Bike Path, construct an eight-foot-wide Class 2 Bike Lane along the shoulder of SR49 from the southerly property line, north to Northside Drive...; and
- 5) Add Condition of Approval No. 36: Screening - No outdoor storage or outdoor displays of stock, stock packaging, pallets, or loading equipment may occur at the project site without screening. Screening shall be durable and an integral part of the overall structural design.

**Votes were by roll call.**

**Yes:** 4 - Commissioner Williams, Commissioner Ross, Commissioner Clerici and Commissioner Vegna

**Noes:** 1 - Commissioner Bly-Chester

**ADJOURNMENT**

**Meeting was adjourned at 3:54 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.