



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
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Minutes - Draft Planning Commission

Andy Nevis, Chair, District 4
Kris Payne, First Vice-Chair, District 2
Daniel Harkin, Second Vice-Chair, District 5
Brandon Reinhardt, District 1
Lexi Boeger, District 3

Aurora Osbual, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, January 25, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/83877202012>

2850 Fairlane Court, Building C, Hearing Room
Placerville, CA
OR
Live Streamed

PUBLIC PARTICIPATION INSTRUCTIONS: In accordance with new guidance from the California Department of Public Health, the meeting room will be open to the public. The meeting will continue to be live-streamed via Zoom.

Members of the public may address the Commission in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 838 7720 2012. Please note you will not be able to join the live-stream until the posted meeting start time. Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Commission is to attend in person. Except for a noticed teleconference meeting, the Planning Commission reserves the right to conduct the meeting without remote access if there is a malfunction.

To observe the live stream of the Planning Commission meeting go to <https://edcgov-us.zoom.us/j/83877202012>

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a 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. 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 video 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 via Zoom Webinar and available for Live Web Streaming on the internet (follow instructions listed under the Public Participation Instructions in this agenda). A video recording of this meeting will be published to the website.

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. At the discretion of the Commission, time to speak on an item may be extended or shortened for all speakers.

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.

CALLED TO ORDER / ROLL CALL

Meeting was called to order at 8:30 A.M. by Chair Nevis.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Nevis led the 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.)

*Public Comment: *390 (K. Greenwood)*

A motion was made by Commissioner Payne, seconded by Commissioner Harkin, to Adopt the Agenda and Approve the Consent Calendar with no changes.

Yes: 5 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

CONSENT CALENDAR

- 1. [24-0112](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 11, 2024.

This item was approved on the Consent Calendar.

Yes: 5 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

END OF CONSENT CALENDAR

TO AND FROMS: Commission members may make a brief report on commissioner districts, committee meetings, department matters or make a brief announcement on matters of countywide concern (May be called at any time during the meeting)

Robert Peters, Deputy Director of Planning, reported on the following:
The February 8, 2024 Planning Commission meeting.

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: K. McCarty

Public Forum/Public Comment will be heard after the consent calendar. If there are a large number of public participants, the public comment portion may be continued and conclude in a later portion of the meeting.

AGENDA ITEMS

2. [24-0113](#)

Hearing to consider Greenwood Estates Tentative Subdivision Map (TM21-0001), Planned Development (PD21-0003), Rezone Z21-0012 request to subdivide an existing 0.88-acre lot to create 10 lots ranging in size from 2,733 square feet to 6,534 square feet. Two (2) duplexes and two (2) triplexes would be constructed on the 10 lots. The proposed duplexes would each total 3,398 square feet, the proposed triplexes would each total 5,097 square feet, and each unit would be 1,699 square feet. Each unit would have its own garage for parking. Design waivers are requested for the proposed roadway section and driveway connection. In addition, five-foot front setbacks, five-foot rear setbacks, and zero-foot side setbacks are requested. The requested Rezone would change the existing zoning Multi-Unit Residential within a Design Review Combining Zone (RM-DC) to Multi-Unit Residential within a Planned Development Zone (RM-PD). The property, identified by Assessor’s Parcel Number 082-411-004, consisting of 0.88 acre, 2545 Greenwood Lane, located on the west side of Greenwood Lane between Meadow Lane and Merrychase Drive, in the Cameron Park area, Supervisorial District 2, submitted by Cameron Glen Estates, LLC; Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines;
- 2) Adopt a Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and
- 3) Approve Tentative Subdivision Map TM21-0001, Planned Development Permit PD21-0003, Rezone Z21-0012, and requested design waivers based on the Findings and subject to the Conditions of Approval as presented herein.

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

A motion was made by Commissioner Payne, seconded by Commissioner Boeger, to accept staff recommendation.

Yes: 5 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

3. [23-2190](#) Hearing to consider EDH Verizon Wireless Telecommunications Facility (Conditional Use Permit CUP23-0010) request for a Conditional Use Permit for the construction and ongoing operation of an unmanned, 97-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within an approximate 40-foot by 33-foot lease area. The telecommunications facility is proposed to include one (1) 97-foot tall monopine tower, nine (9) antennas (with three [3] future antennas proposed), six (6) remote radio units (with three [3] future remote radio units proposed), four (4) surge suppressors, one (1) 30-kilowatt (kW) diesel standby generator attached to a 300-gallon capacity tank, and three (3) equipment cabinets. No water or sewer service would be required for the proposed project as it is an unmanned facility. The property, identified by Assessor's Parcel Number 117-084-005, consisting of 2 acres, is located on the west side of Hillsdale Circle, approximately 925 feet to the southwest of Robert J. Mathews Parkway, in the El Dorado Hills area, submitted by Verizon Wireless (Agent: Melissa Vios, Epic Wireless); Staff recommends the Planning Commission take the following actions:

- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff in accordance with CEQA Guidelines; and
- 2) Approve Conditional Use Permit CUP23-0010 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2) (cont. 12/14/2023, item #3)

*Public Comment: R. Williams, *390 (K. Greenwood)*

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

A motion was made by Chair Nevis, seconded by Commissioner Boeger, to continue the item with direction to staff that the application return to the Commission by the May 23rd meeting or earlier for action.

- Yes:** 5 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

5. [24-0176](#) A request by Chair Nevis that the Planning Commission consider formation of an ad-hoc committee to work with staff on specific options for potential changes to the cannabis ordinance, for presentation to and consideration by the entire Commission.

*Public Comment: D. Harde, M. Pinette, *390 (K. Greenwood), C. Clary*

A motion was made by Commissioner Payne, seconded by Commissioner Harkin, to create an ad-hoc committee for Commissioner Boeger and Chair Nevis participate in the ad-hoc committee and direct them to be available at the Board of Supervisors meeting on January 30, 2024.

- Yes:** 5 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

6. [24-0115](#) Clerk of the Planning Commission recommending the Commission elect a Chair, First Vice-Chair, and Second Vice-Chair for 2024, with those selections becoming effective at the next regular meeting.

*Public Comment: *390 (K. Greenwood)*

A motion was made by Commissioner Reinhardt, seconded by Commissioner Boeger, to adopt Commissioner Payne's nomination to appoint Commissioner Nevis as Chair, Commissioner Payne as First Vice-Chair and Commissioner Harkin as Second Vice-Chair for the El Dorado County Planning Commission for 2024.

Yes: 5 - Commissioner Boeger, Commissioner Harkin, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

11:00 A.M. - TIME ALLOCATION (Items will not be heard prior to the time stated)

- 4. [24-0114](#) Hearing to consider Harde (Commercial Cannabis Use Permit CCUP21-0002) request for the construction and operation of a cannabis cultivation facility for medical and adult-use recreational cannabis. The property, identified by Assessor’s Parcel Number 093-032-071, consisting of 57.29 acres, is located on the north side of Perry Creek Road, approximately 0.3 mile northeast of the intersection with Fairplay Road, in the Somerset area, submitted by David Harde; Staff recommends the Planning Commission take the following actions:
 - 1) Adopt the Mitigated Negative Declaration (MND) based on the Initial Study prepared by staff;
 - 2) Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15074(d), incorporated as Conditions of Approval; and
 - 3) Approve Commercial Cannabis Use Permit CCUP21-0002 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

*Public Comment: C. Morreale, M. Pinette, J. Kepperman, Mike S., L. Tannenbaum, S. Karl, C. Clary, P&A. Clary, Tracy, M. Morreale, *015, B. Bowers, C. Clary*

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

A motion was made by Commissioner Boeger, seconded by Commissioner Harkin, to accept staff recommendation 1, 2 and 3 with the amended condition #25 and additional condition #56 and the condition of a 10,000 square foot limit for the first grow cycle (phase one).

Commissioner Payne abstained without prejudice.

Yes: 4 - Commissioner Boeger, Commissioner Harkin, Commissioner Nevis and Commissioner Reinhardt

Abstained: 1 - Commissioner Payne

ADJOURNED

The meeting was adjourned at 1:19 P.M. by Chair Nevis.

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.