



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
Daniel Harkin, Second Vice-Chair, District 5
Brandon Reinhardt, District 1
Bob Williams, District 2
Lexi Boeger, District 3

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

Thursday, April 11, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/83951583742>

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

ADDENDUM

On April 2, 2024, the Board of Supervisors appointed Bob Williams as the Planning Commissioner for District 2.

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 839 5158 3742. 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/83951583742>

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.

CALL TO ORDER / ROLL CALL

Meeting was called to order at 8:30 A.M. by Chair Nevis, with Commissioner Harkin and Commissioner Reinhardt absent.

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Williams 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.)

A motion was made by Chair Nevis, seconded by Commissioner Boeger, to approve the Agenda and continue item #1 on the Consent Calendar to the Planning Commission April 25, 2024 meeting due to a lack of a quorum.

Yes: 3 - Commissioner Boeger, Commissioner Nevis and Commissioner Williams

Absent: 2 - Commissioner Harkin and Commissioner Reinhardt

CONSENT CALENDAR

1. [24-0615](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 28, 2024.

This item was continued to the Planning Commission April 25, 2024 meeting due to a lack of a quorum.

Yes: 3 - Commissioner Boeger, Commissioner Nevis and Commissioner Williams

Absent: 2 - Commissioner Harkin 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)

Commissioner Williams reported on the following:
Matter of the Gateway project and how to bring forward information pertaining to ministerial decisions.

Commissioner Boeger reported on the following:
Praised the new County public portal interface: Projects In Your Area.

Robert Peters, Deputy Director of Planning, reported on the following:
Planning Commission April 25, 2024 meeting.
Resolution by Board of Supervisors on April 2, 2024 to establish and initiate the affordable housing task force
On April 9, 2024, the Greenwood Estates project was approved at the Board of Supervisors meeting.
The Atkins appeal.

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: K. Payne, T. Fox

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

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. [24-0618](#) Hearing to consider Alhambra Drive Monopine (Conditional Use Permit Revision CUP-R22-0031) to allow the construction and operation of a 10-foot-tall extension to an existing 40-foot-tall monopole along with six (6) antennas and supporting radios along with a total of four (4) equipment cabinets within the existing telecommunication facility lease area. The property, identified by Assessor’s Parcel Number 083-111-006, consisting of 0.25 acre, is located on the west side of Cameron Park Drive, approximately 50 feet south of the intersection with Camerado Drive, in the Cameron Park Community Region, submitted by T-MOBILE c/o Nancy Garera; Staff recommends the Planning Commission take the following actions:

- 1) Find the project exempt under Section 15303 of the CEQA Guidelines; and
- 2) Approve Conditional Use Permit Revision CUP-R22-0031 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

Public Comment: K. Payne,

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 Williams, seconded by Commissioner Boeger, to approve staff recommendations 1 and 2.

Yes: 3 - Commissioner Boeger, Commissioner Nevis and Commissioner Williams

Absent: 2 - Commissioner Harkin and Commissioner Reinhardt

3. [24-0616](#) Department of Transportation recommends that the Planning Commission:
- 1) Approve the Finding of Consistency of the 2024 Annual Capital Improvement Program (CIP) with the General Plan; and
 - 2) Approve the Finding of Consistency of four additional projects to be included in the Annual CIP:
 - a) Guardrail Replacement - Various Locations (Mt. Aukum Road, Cameron Park Drive, Bass Lake Road, Salmon Falls Road), CIP 36105081;
 - b) Forni Road at Pleasant Valley Road/ Highway 49 Realignment, CIP 36104031;
 - c) Hollow Oak Drive at Bass Lake Road Turn Pocket, CIP 36105082; and
 - d) Robert J. Mathews Drive at Golden Foothill Parkway Roundabout, CIP 36105083.

Public Comment: K. Payne, K. Germstad, T. Fox, G. Steed

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

- 1) Approve Finding of Consistency;**
- 2) Encourage the Department to provide further information to the Board of Supervisors to ensure that the roundabout is adequately addressing peak hour conditions and any other unresolved circulation issues in accordance with General Plan Policy TC-Xc.**
- 3) Provide a recommendation to the Board of Supervisors that the circulation policies and goals in the General Plan should be viewed as a floor and not a ceiling for roadway capacity and encourage the Board to investigate any and all avenues to generate revenue to increase roadway capacity.**

ADJOURNED

Meeting was Adjourned at 11:14 a.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.