



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone:530-621-5355  
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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*

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Thursday, April 25, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/81769744017>

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

### ADDENDUM

There has been a change in the title for item 3.

**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 817 6974 4017. 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/81769744017>

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](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 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](mailto: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 AM by Chair Nevis.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Reinhardt 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 Commissioner Boeger, seconded by Commissioner Williams, to Adopt the Agenda and Approve the Consent Calendar.**

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

**CONSENT CALENDAR**

1. [24-0615](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 28, 2024. (Cont. 4/11/24)

**This item was approved on the Consent Calendar.**

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

2. [24-0700](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 11, 2024.

**This item was approved on the Consent Calendar.**

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

3. [24-0701](#) ~~Chief Administrative Office, Parks Division River Program, submitting a request to approve three year River Use Permits for applicants meeting the standards of the Streams and Rivers Commercial Boating Ordinance Chapter 5.48~~  
~~1) Approve Permits #24, #55, #08, #01, #11, and #50 for a three year renewal.~~  
Chief Administrative Office, Parks Division-River Program, submitting a request to: 1) Find that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the River Management Plan, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of River Use Permits Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c)(2), and 2) Approve Permits #24, #55, #08, #01, #11, and #50 for a three-year renewal term.

This item was approved on the Consent Calendar.

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

**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:  
 Meetings with Cameron Park and El Dorado Hills residents.  
 April 15, 2024 meeting on the Gateway project.  
 An invitation to Department of Transportation staff to address the studies from the Capital Improvement Program (CIP) heard at the April 11, 2024 Planning Commission meeting. Commissioner Williams made the motion and Commissioner Boeger seconded the motion. The motion passed by a voice vote of 5-0.

Chair Nevis reported on the following:  
 Cannabis ad-hoc process.

Robert Peters, Deputy Director of Planning, reported on the following:  
 May 9, 2024 Planning Commission hearing.  
 The Community for Health and Independence project heard at the Board of Supervisors meeting on April 23, 2024.

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: R. Harris, K. Payne*

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**

- 4. [24-0520](#) Hearing to consider Single Source Solutions (Commercial Cannabis Use Permit CCUP21-0004) 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 046-710-017, consisting of 46.53 acres, is located on the north side of D’Agostini Drive, approximately 1 mile west of the intersection with Mount Aukum Road, in the Somerset area, submitted by Michael Pinette; 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 CCUP21-0004 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2) (Cont. 3/28/24)

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

**A motion was made by Commissioner Williams, seconded by Commissioner Nevis to accept the staff recommendation from the 3/27/24 memo to continue the project off calendar to allow for the preparation of an Environment Impact Report (EIR) or allow the applicant to revise their project to address public comment concerns and testimony.**

**Yes:** 3 - Commissioner Nevis, Commissioner Reinhardt and Commissioner Williams

**Noes:** 2 - Commissioner Boeger and Commissioner Harkin

**A second motion was made by Commissioner Boeger, seconded by Commissioner Harkin to accept the original staff recommendation for project approval with the addition of the four mitigation measures as stated by Mr. Paul Schafer of SCS Engineers & Environmental Consultants.**

**Motion Failed.**

**Yes:** 2 - Commissioner Boeger and Commissioner Harkin

**Noes:** 3 - Commissioner Nevis, Commissioner Reinhardt and Commissioner Williams

**9:30 A.M. - TIME ALLOCATION (Items will not be heard prior to the time stated)**



5. [24-0717](#) The Planning Commission and Planning and Building Department, Tahoe Planning and Stormwater, and VHR Division, holding a Planning Commission public workshop to solicit public and Commission comments on the Tahoe El Dorado Area Plan (TED Area Plan), as directed by General Plan Goal 2.10, Policies 2.10.1.2 and 2.10.1.3 and Measure LU-O.

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

**No action was taken on this item.**

## **ADJOURNED**

**The meeting was Adjourned at 10:36 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.