



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
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## Minutes - Draft Planning Commission

*Jon Vegna, Chair, District 1*  
*James Williams, First Vice-Chair, District 4*  
*Jeff Hansen, Second Vice-Chair, District 3*  
*Gary Miller, Member, District 2*  
*Amanda Ross, Member, District 5*

*Julie Saylor, Clerk of the Planning Commission*

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Thursday, May 14, 2020

8:30 AM

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

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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/96881050566> or **PHONE IN:** 1-530-621-7603 or 1-530-621-7610, Meeting ID 968-8105-0566

**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](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.

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> (Audio recordings are uploaded after the meeting.)

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. 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 May 14, 2020 will be recorded via Zoom Webinar and available for Live Web Streaming on the internet at: <https://zoom.us/j/96881050566>

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 Ross absent. All present Commissioners attended by remote attendance.**

**Present:** 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Miller

**Absent:** 1 - Commissioner Ross

**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 Miller, to Adopt the Agenda and Approve the Consent Calendar. Votes were by roll call.**

**Yes:** 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Miller

**Absent:** 1 - Commissioner Ross

**CONSENT CALENDAR**

- 1. 20-0580** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 23, 2020.

**Item was Approved on the Consent Calendar.**

**END OF CONSENT CALENDAR**

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

**Breann Moebius, Deputy County Counsel, provided an update to the Commission on: 1) Amendments to the Cannabis Personal Use Ordinance which was approved at the Board of Supervisors on May 5, 2020 and as it was an urgency ordinance it was effective immediately; and 2) May 12, 2020 the Board of Supervisors adopted an amendment to the Commercial Cannabis Ordinance providing for Commercial Cannabis activities in the Meyers area.**

**COMMISSIONERS' REPORTS**

Commissioner Williams provided an update on the Cool Pilot Hill Advisory Committee which held a virtual town hall meeting on May 5, 2020 regarding a proposed Grocery Outlet in Cool. Community members raised some concerns in the meeting which included: full access on US Route 49, existing traffic impacts at US Route 49 & SR 193, as well as some potential water shed, percability of the site and architectural designs. The project applicant is looking at doing public outreach prior to going to the Planning Commission and might have a follow-up community meeting scheduled in June or July. Commissioner Williams questioned staff for clarification on upcoming meetings to be scheduled between Board of Supervisors, Commissioners and staff to go over procedures, protocols and expectations.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no Public Comment.

**AGENDA ITEMS**

**2. 20-0414**

Hearing to consider the Fast Freddy’s Lube Express Expansion project (Conditional Use Permit CUP19-0011/Design Review Revision DR-R19-0005)\*\* to allow the expansion of a legal nonconforming automotive repair shop to include two additional vehicle service bays into adjacent vacant retail space within an existing building on property identified by Assessor’s Parcel Number 090-430-013, consisting of 0.59 acres, in the Shingle Springs area, submitted by James Doran; 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 CUP19-0011 and Design Review Permit Revision DR-R19-0005 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)  
 (cont. 04/09/20, Item #4)

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

**A motion was made by Commissioner Miller, seconded by Commissioner Hansen to continue this item to the May 28, 2020 meeting per staff’s request for continuance.**

**Votes were by roll call.**

**Yes:** 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Miller

**Absent:** 1 - Commissioner Ross

**3. 20-0581**

Hearing to consider the Bass Lake North Time Extension request (Tentative Subdivision Map Time Extension TM-E19-0001)\*\* to request six one-year time extensions to approved Phased Tentative Subdivision Map TM14-1522 creating 90 residential lots, two right-of-way lots and four open space lots, resulting in a new expiration date of February 28, 2026 on property identified by Assessor’s Parcel Numbers 115-400-006, 115-400-007 and 115-400-008, consisting of 38.57 acres, in the El Dorado Hills area, submitted by Norm Brown; 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 Specific Plan; BLRSA Final Program EIR and subsequent Addenda, State Clearing House No. 1990020375); and
- 2) Approve Tentative Subdivision Map time extension TM-E19-0001 granting six one-year time extensions to approved Phased Tentative Subdivision Map TM14-1522 (Bass Lake North), resulting in a new expiration date of February 28, 2026, based on the Findings and subject to the original Conditions of Approval as presented. (Supervisory District 1)

*Public Comment: D. Gillick*

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

**A motion was made by Commissioner Hansen, seconded by Commissioner Miller to Approve staff’s recommended actions.**

**Votes were by roll call.**

**Yes:** 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Miller

**Absent:** 1 - Commissioner Ross

**4. 20-0582**

Department of Transportation recommends that the Planning Commission:

- 1) Approve the Finding of Consistency of the 2020 Annual Capital Improvement Program with the General Plan; and
- 2) Approve the Finding of Consistency of one additional project, South Tahoe Greenway - Upper Truckee River Bridge at Johnson Meadow (CIP 95201/36107023), to be included in the Annual Capital Improvement Program.

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

**A motion was made by Commissioner Hansen, seconded by Commissioner Vegna to Approve staff's recommended actions.**

**Votes were by roll call.**

**Yes:** 3 - Commissioner Vegna, Commissioner Hansen and Commissioner Miller

**Noes:** 1 - Commissioner Williams

**Absent:** 1 - Commissioner Ross

**ADJOURNMENT**

**Meeting was adjourned at 10:07 AM 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.