



# 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*

*Amanda Ross, Vice Chair, District 5*

*Kris Payne, District 2*

*John Clerici, Second Vice Chair District 3*

*Andy Nevis, District 4*

*Vacant, Clerk of the Planning Commission*

*Chris Perry, Interim Executive Secretary*

*Breann Moebius, Deputy County Counsel*

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Thursday, November 18, 2021

8:30 AM

Building C Hearing Room  
2850 Fairlane Court  
Placerville, CA 95667

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**PUBLIC PARTICIPATION INSTRUCTIONS:** In accordance with new guidance from the California Department of Public Health, the meeting 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 926 2752 6860. Please note you will not be able to join the live-stream until the posted meeting start time.

To observe the live stream of the Planning Commission meeting go to <https://us06web.zoom.us/j/92627526860>.

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 audio 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. 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\*\*\*.

\*\*\*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).

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.

**8:30 A.M. CALLED TO ORDER / ROLL CALL**

- Present:** 4 - Commissioner Ross, Commissioner Clerici, Commissioner Vegna and Commissioner Payne
- Absent:** 1 - Commissioner Nevis

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Vegna 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 Clerici, seconded by Commissioner Ross to Adopt the Agenda and Approve the Consent Calendar with no changes.

Commissioner Payne abstained from item 1.

- Yes:** 4 - Commissioner Ross, Commissioner Clerici, Commissioner Vegna and Commissioner Payne
- Absent:** 1 - Commissioner Nevis

**CONSENT CALENDAR**

1. [21-1775](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 28, 2021.

**This matter was Approved on the Consent Calendar.**

- Yes:** 3 - Commissioner Ross, Commissioner Clerici and Commissioner Vegna
- Absent:** 1 - Commissioner Nevis
- Abstained:** 1 - Commissioner Payne

- 2. [21-1776](#) Planning Division recommending the Planning Commission, as a result of ongoing concerns related to COVID-19, approve the following Teleconference Finding Pursuant to Government Code subsection 54953(e)(3) in order to allow for the continued use of virtual Committee meetings as authorized under Assembly Bill 361:
  - 1) Pursuant to Government Code subsections 54953(e)(3)(A) and (e)(3)(B)(ii), the Committee has reconsidered the circumstances of the state of emergency resulting from COVID-19 and the El Dorado County Public Health Officer continues to recommend measures to promote social distancing, as documented in the September 30, 2021 “Public Health Officer’s Recommendations for Safe Board and Commission Meetings During COVID-19 Pandemic.”

**This matter was Approved on the Consent Calendar.**

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

**Absent:** 1 - Commissioner Nevis

**END OF CONSENT CALENDAR**

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

**Rob Peters, Deputy Director of Planning and Building, reported on the following:**  
**Chris Perry named Interim Director of Planning and Building.**  
**Correction to a statement made at the Board of Supervisors meeting pertaining to the Accessory Dwelling Unit (ADU) Ordinance coming before the Planning Commission today.**  
**ADU Ordinance approved by the Board of Supervisors.**

**COMMISSIONERS' REPORTS**

**Commissioner Vegna reported on the following:**  
**Commissioner Payne was sworn in prior to the Planning Commission meeting.**

**Commissioner Payne reported on the following:**  
**Reasons behind wearing a hat.**

**Commissioner Clerici reported on the following:**  
**Welcomed Commissioner Payne.**

**Commissioner Ross reported on the following:**  
**Welcomed Commissioner Payne.**  
**Events supporting Caldor Fire victims.**  
**Department of Transportation presentation.**  
**Delay in snow removal equipment.**

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: M. Lane*

[21-1886](#)

PUBLIC FORUM / PUBLIC COMMENT (See Attachment)

**AGENDA ITEMS**

3. [21-1777](#)

Hearing to consider Crown Castle Cell Tower Replacement (Conditional Use Permit CUP-R21-0008) to allow the modification and continued operation of a wireless communication facility including the removal of a 60-foot-tall monopole and replacement with a 90-foot-tall monopole to reside within the currently existing lease area. The 90-foot-tall monopole will include 12 new Verizon wireless antennas in addition to all currently existing mounted equipment. An additional 10-foot by 18-foot proposed Verizon wireless lease area will house two (2) outdoor equipment cabinets, one (1) standby emergency generator, and concealment fencing around the whole lease area perimeter. All T-Mobile antennas and ground equipment within the currently existing lease area will remain in operation on property identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 400-feet south of the intersection with Forni Road, in the unincorporated Placerville area, submitted by Streamline Engineering & Design C/O Alyse Mathis; and staff recommending the Planning Commission take the following actions:

- 1) Find the project is consistent with the Negative Declaration adopted for the prior approved S96-0004 pursuant to Section 15162 of CEQA Guidelines (Subsequent EIRs and Negative Declarations); and
- 2) Approve Conditional Use Permit CUP-R21-0008 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 3)

Commissioner Vegna opened the public hearing and upon hearing from staff and the public closed the hearing.

This matter was trailed to later in the morning after public comment was taken.

A motion was made by Commissioner Ross, seconded by Commissioner Payne to Approve this matter and:

- 1) Find the project is consistent with the Negative Declaration adopted for the prior approved S96-0004 pursuant to Section 15162 of CEQA Guidelines (Subsequent EIRs and Negative Declarations);
- 2) Approve Conditional Use Permit CUP-R21-0008 based on the Findings and subject to the Conditions of Approval as presented; and
- 3) Add Conditions of Approval 12 through 15 as presented by staff at the hearing which includes:
  - a) Five year review;
  - b) Roadway repair;
  - c) Generator maintenance; and
  - d) The existing monopole of this telecommunication wireless facility shall be converted from its current "monopole" to a "stealth tower" (broad-leaved tree) or monopine design. The applicant shall submit revised project plans reflecting this conversation as part of the building permit application for this project to include, but not limited, broad leaf concealment efforts and antenna socks colored consistent with existing natural foliage surrounding area. Conformance with this requirement shall be verified prior to building permit issuance.

4. [21-1779](#) Hearing to consider The Crossings Sign Program (Planned Development Permit Revision PD-R20-0001) for a Revision to the Crossings at El Dorado (formerly known as Sundance Plaza) Commercial Development Plan under Planned Development Permit PD97-0011 establishing the sign program for the previously approved commercial development on property identified by Assessor’s Parcel Numbers 325-220-019, 325-220-063, 327-110-003, 327-110-012, 327-110-014, 327-110-015, 327-110-016, 327-110-017, 327-110018, 327-110-019, 327-110-020, 327,110-021,327-110-022, 327-110-023, 327-110-024, 327-110-025, 327-110-026, 327-110-027, 327-110-028, 327-120-019, 327-120-020, 327-120-022, and 327-120-021, consisting of 72 acres, is located on the north side of U.S. Highway 50 approximately 0.3 mile west of the intersection with Missouri Flat Road and U.S. Highway 50, in the El Dorado Diamond Springs Community Region, submitted by LLL and A-LLC; and staff recommending the Planning Commission take the following actions:

- 1) Find that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15311(a) Accessory Structures: On-premise signs; and
- 2) Approve Planned Development Permit Revision PD-R20-0001 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 3)

**Commissioner Vegna opened the public hearing and upon hearing from staff and the public closed the hearing.**

**A motion was made by Commissioner Clerici, seconded by Commissioner Payne to Approve this matter and:**

- 1) Find that the project is Categorical Exempt pursuant to CEQA Guidelines Section 15311(a) Accessory Structures: On-premise signs; and
- 2) Approve Planned Development Permit Revision PD-R20-0001 based on the Findings and subject to the Conditions of Approval as presented.

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

**Absent:** 1 - Commissioner Nevis



5. [21-1780](#)

Hearing to consider Yancey (Tentative Parcel Map P20-0007/Rezone Z21-0002) for the following requests: 1) Rezoning the property from Residential Estate - Five-Acre, Planned Development (RE-5, PD) to Residential Estate - Five-Acre (RE-5); and 2) Tentative Parcel Map dividing a 15-acre property into three parcels of approximately five-acres each on property identified by Assessor’s Parcel Number 109-250-012, consisting of 15 acres, is located on the north and south side of Lariat Drive between Flying C Road and Strolling Hills Road, in the Cameron Park area, submitted by Yancey Family Trust; 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 the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval;
- 3) Approve Rezone Z21-0002, based on the Findings as presented; and
- 4) Approve Tentative Parcel Map P20-0007, based on the Findings and Subject to the Findings and Conditions of Approval as presented. (Supervisory District 2)

*Public Comment: S. Jones*

**Commissioner Vegna opened the public hearing and upon hearing from staff and the public closed the hearing.**

**A motion was made by Commissioner Payne, seconded by Commissioner Clerici to Approve this matter including a clerical correction in the Initial Study of the designation of Moderate Wildfire Area Zone to High Wildfire Area Zone and recommended the Board of Supervisors:**

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines;**
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval;**
- 3) Approve Rezone Z21-0002, based on the Findings as presented; and**
- 4) Approve Tentative Parcel Map P20-0007, based on the Findings and Subject to the Findings and Conditions of Approval as presented.**

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

**Absent:** 1 - Commissioner Nevis

6. [21-1781](#) Hearing to consider Meyers Area Plan Amendment (Zoning Ordinance Amendment/SP-R21-0001) for the Revision to the Meyers Area Plan for the addition of Accessory Dwelling Units to Zones MAP-1 and MAP-3, located in the Meyers area, Supervisorial District 5; and staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
- 1) Approve the CEQA Exemption consistent with Section 15282(h) of the CEQA Guidelines pursuant to Section 21080.17 of the California Public Resources Code (Exhibit A); and
  - 2) Approve the proposed amendments to the Meyers Area Plan for the additional use of Accessory Dwelling Unit (ADU) (Exhibit B) as presented by staff.
- (Supervisorial District 5)

**Commissioner Vegna opened the public hearing and upon hearing from staff and the public closed the hearing.**

**A motion was made by Commissioner Ross, seconded by Commissioner Vegna to Approve this matter and recommend the Board of Supervisors:**

- 1) Approve the CEQA Exemption consistent with Section 15282(h) of the CEQA Guidelines pursuant to Section 21080.17 of the California Public Resources Code (Exhibit A); and**
- 2) Approve the proposed amendments to the Meyers Area Plan for the additional use of Accessory Dwelling Unit (ADU) (Exhibit B) as presented by staff.**

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

**Absent:** 1 - Commissioner Nevis

**ADJOURNED AT 11:17 A.M.**

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.