



# County of El Dorado

## 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*

Planning and Building  
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Placerville CA 95667  
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Thursday, November 9, 2023

8:30 AM

<https://edcgov-us.zoom.us/j/87546844739>

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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 875 4684 4739. 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/87546844739>

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 a.m. by Chair Nevis.**

**Present:** 4 - Commissioner Boeger, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

**Absent:** 1 - Commissioner Harkin

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**Commissioner Payne 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 Reinhardt, to Adopt the Agenda and Approve the Consent Calendar with Commissioner Harkin absent.**

**Yes:** 4 - Commissioner Boeger, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

**Absent:** 1 - Commissioner Harkin

**CONSENT CALENDAR**

- 1. [23-1928](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 28, 2023.

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

**Yes:** 4 - Commissioner Boeger, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

**Absent:** 1 - Commissioner Harkin

- 2. [23-1697](#) Clerk of the Planning Commission recommending the Commission approve a CORRECTION to the APPROVED MINUTES of the regular meeting of August 24, 2023 to add the vote tally for item number 2 (23-1513) Conditional Use Permit CUP23-0004 Pleasant Valley Monopine.

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

**Yes:** 4 - Commissioner Boeger, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

**Absent:** 1 - Commissioner Harkin

- 3. [23-1929](#) Clerk of the Planning Commission recommending the Commission approve the 2024 Planning Commission Meeting Schedule.

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

**Yes:** 4 - Commissioner Boeger, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

**Absent:** 1 - Commissioner Harkin

**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)**

Chair Nevis reported on the following:  
The Planning Commission December 14, 2023 meeting.

Robert Peters, Deputy Director of Planning, reported on the following:  
Agenda items for the Planning Commission December 14, 2023 meeting.

**PUBLIC FORUM / PUBLIC COMMENT**

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. [23-1930](#) Hearing to consider Farrell Nonconforming Use (New Build) (Conditional Use Permit CUP22-0015) request for expansion of a nonconforming use consisting of the development and ongoing use of a set of residential accessory structures including the following: an 854- square-foot-pool house, a 120-square-foot addition to the existing residence, an attached 322-square-foot patio cover off the existing master bedroom, an attached 485-square-foot patio cover off the existing living room, and an attached 670-square-foot patio cover off the back of the house. The property, identified by Assessor’s Parcel Number 329-040-041, consisting of 9.43 acres, is located on the west side of El Dorado Road, approximately 385 feet west of the intersection with Altos Drive, in the El Dorado - Diamond Springs Community Region area, submitted by TOM FARRELL; Staff recommends the Planning Commission take the following actions:
  - 1) Certify Conditional Use Permit CUP22-0015 exempt from CEQA pursuant to CEQA Section 15303 (New Construction or Conversion of Small Structures); and
  - 2) Approve Conditional Use Permit CUP22-0015, based on the Findings and subject to the Conditions of Approval as presented.
 (Supervisory District 3)

**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:**

- 1) Certify Conditional Use Permit CUP22-0015 exempt from CEQA pursuant to CEQA Section 15303 (New Construction or Conversion of Small Structures); and**
- 2) Approve Conditional Use Permit CUP22-0015, based on the Findings and subject to the Conditions of Approval as presented.**

**Yes:** 4 - Commissioner Boeger, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

**Absent:** 1 - Commissioner Harkin

5. [23-1931](#)

Hearing to consider Sienna Ridge Quick Quack Car Wash (Conditional Use Permit and Planned Development Revision Permit CUP22-0014/PD-R22-0004) request for the development and ongoing operation of a new Quick Quack Car Wash facility with associated vacuum facilities as well as parking lot and landscaping improvements. The property identified by Assessor’s Parcel Numbers 123-570-016, consisting of 1.59 acres, is located on the east side of Serrano Parkway, approximately 1,050 feet south of the intersection with Bass Lake Road, in the El Dorado Hills Community Region area, submitted by Quick Quack Car Wash Holdings, LLC. Staff recommends the Planning Commission take the following actions:

- 1) Find Conditional Use Permit CUP22-0014 and Planned Development Permit Revision PD-R22-0004 to be Categorically Exempt pursuant to Section 15303, New Construction or Conversion of Small Structures, of the CEQA Guidelines; and
- 2) Approve Conditional Use Permit CUP22-0014 and Planned Development Permit Revision PD-R22-0004, based on the Findings and subject to the Conditions of Approval as presented.  
(Supervisory District 1)

*Public Comment: L. Todoroff, Y. Kim, S. Mitchell, R. May, J. Jabbari, M. Anderson, P. Alexander*

**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 Reinhardt, seconded by Commissioner Boeger, to adopt staff recommendations 1 and 2 with modifications to the Conditions of Approval #7, #8 and the addition of #28 as follows :**

**#7. The hours of operation shall be modified to 7 am to 9 pm.**

**# 8 (D). The applicant agrees to an acoustical analysis by a qualified acoustical consultant with third party review by a County retained expert at the expense of the applicant. This analysis shall be conducted prior to issuance of a final certificate of occupancy. The applicant shall set the tunnel up to operate as it would under normal business use.**

**An additional sensitive receptor site on Bronzewing Place shall include a backyard and second story interior analysis.**

**A final certificate of occupancy shall not be issued until the additional acoustical analysis shows compliance with all applicable County noise thresholds. Should the acoustical analysis find the operation to exceed any applicable County noise thresholds, the applicant shall take immediate action to reduce the level of noise reaching neighboring properties and retest as soon as those measures are in place.**

**#28. In coordination and under agreement of the Department of Transportation, explore and construct, if warranted, a crosswalk or other equivalent pedestrian safety features at Sienna Ridge and Luzon Way to be paid for by the applicant.**

**Yes:** 4 - Commissioner Boeger, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

**Absent:** 1 - Commissioner Harkin



- 6. [23-2005](#) Chair Nevis and Vice-Chair Payne recommending the Commission review and adopt procedures and expectations to ensure the efficient operation of meetings.

**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 receive and file the proposed procedures and expectations and revisit the item in 6 months.**

**Yes:** 4 - Commissioner Boeger, Commissioner Payne, Commissioner Nevis and Commissioner Reinhardt

**Absent:** 1 - Commissioner Harkin

**ADJOURNED**

**Meeting was adjourned at 12:13 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.