



# County of El Dorado

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

*Andy Nevis, Chair, District 4*  
*Lexi Boeger, First Vice-Chair, District 3*  
*Brandon Reinhardt, District 1*  
*Bob Williams, District 2*  
*Patrick J. Frega, District 5*

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

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Thursday, October 10, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/83572217034>

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**2850 Fairlane Court, Building C, Hearing Room, Placerville, CA**

**OR**

**Live Streamed**

**PUBLIC PARTICIPATION INSTRUCTIONS:** The Planning Commission meeting room will be open to the public. The meeting will continue to be live-streamed via Zoom.

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.

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 835 7221 7034. 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://edcgov-us.zoom.us/j/83572217034>

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 instructions to access the meeting.

Planning Commission video recordings, agendas, staff reports, supplemental materials and meeting 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 of the Planning Commission at 530-621-5355 or via e-mail, [planning@edcgov.us](mailto:planning@edcgov.us), preferably no less than 24 hours in advance of the meeting.

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. The Clerk of the Planning Commission 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.

Materials related to an item on this agenda submitted to the Planning 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 Reinhardt absent.**

**Present:** 4 - Commissioner Boeger, Commissioner Nevis, Commissioner Williams and Commissioner Frega

**Absent:** 1 - Commissioner Reinhardt

**PLEDGE OF ALLEGIANCE TO THE FLAG**

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

**Commissioner Frega abstained from item #1 as his appointment to the Planning Commission was effective on September 13, 2024.**

**Yes:** 4 - Commissioner Boeger, Commissioner Nevis, Commissioner Williams and Commissioner Frega

**Absent:** 1 - Commissioner Reinhardt

**CONSENT CALENDAR**

- 1. [24-1701](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 12, 2024.

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

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

**Absent:** 1 - Commissioner Reinhardt

**Abstained:** 1 - Commissioner Frega

- 2. [24-1702](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the Special Meeting of September 17, 2024.

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

**Yes:** 4 - Commissioner Boeger, Commissioner Nevis, Commissioner Williams and Commissioner Frega

**Absent:** 1 - 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 Frega reported on the following:  
Meet with Tahoe staff last week and discussed the Little Norway project.  
He and Supervisor Laine toured the Marble Valley and Lime Rock project site.

Chair Nevis reported on the following:  
He and Commissioner Williams visited the Marble Valley and Lime Rock site with the applicant.  
He attended the Community Wild Fire Preparedness Plan meeting in Garden Valley.

Commissioner Williams reported on the following:  
He made a disclosure regarding the result of an appeal heard at the Board of the Supervisors on October 8, 2024 which he received an number of comments from the public.  
He attended the El Dorado Hills Area Planning Advisory Committee.

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: M. Mohanna, K. Payne, J. Albano, L. Seymor, S. Ralph, J. Pane, S. Wetland*

[24-1837](#)

Open Forum Attachments

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**

**3. [24-1704](#)**

Hearing to consider Bowman Telecommunications Facility (Conditional Use Permit CUP23-0009) request for the construction and ongoing operation of a new 110-foot-tall faux water tower telecommunications facility and accessory items within a 31-foot by 35-foot lease area. The telecommunications facility is proposed to include one (1) 110-foot tall faux water tower, nine (9) AT&T antennas- with six (6) future AT&T antennas, 12 remote radio units (RRU), one (1) Global Positioning System (GPS) unit, one (1) 30-kilowatt (kW) alternate current (AC) Diesel standby generator attached to a 190-gallon capacity belly tank, an equipment shelter, eight (8) 190-Ampere-hour (Ah) batteries, nine (9) power trunks, three (3) fiber trunks, surge suppressors, ice bridge, 16 precast foundation blocks for above ground foundation, and chain link fencing surrounding the lease areas. No water or sewer service would be required for the proposed project as it is an unmanned facility. The property, identified by Assessor’s Parcel Number 121-040-026, consisting of 45 acres, is located East side of El Dorado Hills Boulevard, approximately 1,000 feet southeast of the intersection with Olson Lane, in the El Dorado Hills Community Region, submitted by 51 Wireless (Agent: Jared Kearsley); Staff recommends the Planning Commission take the following actions:

- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff in accordance with CEQA Guidelines; and
  - 2) Approve Conditional Use Permit CUP23-0009 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 1)

*Public Comment: K. Payne, K. Bone*

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

**The applicant requested a continuance of the item to a date certain of January 23, 2025.**

**Commissioner Williams stated that he visited the project site.**

**Chair Nevis stated that he visited the project site and also spoke with members of the public regarding the aesthetics concerns. Chair Nevis and Commissioner Boeger expressed their support of the continuance so that the El Dorado Hills Community Services District can discuss the project with their elected board.**

**Chair Nevis expressed his concern about the 110 foot height.**

**A motion was made by Commissioner Williams, seconded by Commissioner Boeger, to continue the item to a date certain of January 23, 2025.**

**Yes:** 4 - Commissioner Boeger, Commissioner Nevis, Commissioner Williams and Commissioner Frega

**Absent:** 1 - Commissioner Reinhardt

- 4. [24-1705](#) Hearing to consider Diamond Springs Verizon Monopine (Conditional Use Permit CUP24-0002) request for the construction and operation of an unmanned, 136-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 30-foot by 30-foot lease area. The property, identified by Assessor’s Parcel Number 097-030-038, consisting of 5.06 acres, is located on the north side of Pleasant Valley Road at the intersection with Marsh Lane, in the Diamond Springs area, submitted by Verizon Wireless (Agent: Kevin Gallagher); Staff recommends the Planning Commission take the following actions:
  - 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with CEQA Guidelines; and
  - 2) Approve Conditional Use Permit CUP24-0002 based on the Findings and subject to the Conditions of Approval as presented.
 (Supervisory District 3)

*Public Comment: K. Payne, D. Zeller*

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

**Commissioner Boeger disclosed that she knows the applicant.**

**Commissioner Williams stated that he has seen the project site.**

**A motion was made by Commissioner Frega, seconded by Commissioner Boeger, to accept staff recommendations 1 and 2.**

**Yes:** 4 - Commissioner Boeger, Commissioner Nevis, Commissioner Williams and Commissioner Frega

**Absent:** 1 - Commissioner Reinhardt

- 5. [24-1706](#) Hearing to consider Falco Rezone (Z23-0002) and Tentative Parcel Map (P23-0003) request to rezone which would change the current split zoning of Single-Family Residential (R1) and One-Acre Residential (R1A) to Single-Family Residential (R1) and a Tentative Parcel Map dividing a 1.42-acre property into three (3) parcels ranging between 0.38 acre to 0.56 acre of total parcel area. The property, identified by Assessor’s Parcel Number 102-353-005, consisting of 1.42 acres, is located on the southeastern corner of the intersection between Royce Road and Dudley Drive, in the Cameron Park Community Region area, submitted by David Falco; Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
  - 1) Adopt the Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines; and
  - 2) Approve Rezone Z23-0002 and Tentative Parcel Map P23-0003, based on the Findings and subject to the Conditions of Approval as presented.
 (Supervisory District 4)

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

**Staff requested a continuance of the item to a date of certain of October 24, 2024 as the physical sign posting was not up 30 days prior to the hearing, and in the interest of transparency and full public notification.**

**A motion was made by Chair Nevis, seconded by Commissioner Williams, to accept staff’s request for a continuance of the item to a date certain of October 24, 2024.**

**Yes:** 4 - Commissioner Boeger, Commissioner Nevis, Commissioner Williams and Commissioner Frega

**Absent:** 1 - Commissioner Reinhardt



6. [24-1708](#) Hearing to consider Kilzer (Commercial Cannabis Use Permit CCUP20-0003) 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 041-900-003, consisting of 10 acres, is located on the southwest side of Stephanie Court, approximately 0.5 mile south of the intersection with Happy Valley Road, in the Somerset area, submitted by Graham Kilzer; 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 CCUP20-0003 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

*Public Comment: K. Payne, J. Fields-Husak*

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

**The applicant requested a continuance of the item to a date certain of November 14, 2024 so that it can be heard by a full Commission.**

**Chair Nevis cautioned that, although he has no objection to a continuance, there's no guarantee of a full Commission on November 14, 2024.**

**A motion was made by Commissioner Williams, seconded by Commissioner Boeger, to continue the item to a date certain of November 14, 2024.**

**Yes:** 4 - Commissioner Boeger, Commissioner Nevis, Commissioner Williams and Commissioner Frega

**Absent:** 1 - Commissioner Reinhardt

7. [24-1711](#)

Clerk of the Planning Commission recommending the Commission approve an additional Planning Commission meeting date of October 31, 2024. This additional meeting is being requested in order to conduct the Planning Commission's review and recommendation on the draft Interim Objective Design Standards and Guidelines project which the Board of Supervisors has directed staff to bring forward by the end of the Calendar year.

*Public Comment: K. Payne*

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

**Commissioner Boeger commented that if there are opportunities to move items forward that she is in support of being efficient.**

**Commissioner Frega stated that he would be in favor of adding items to relieve bottlenecks.**

**Chair Nevis has no objection to potentially adding items with the caveat that there is a normal process to how items are added on the agenda.**

**A motion was made by Commissioner Frega, seconded by Commissioner Boeger to approve an additional meeting date of October 31, 2024 for the Interim Objective Design Standards and if there are opportunities to bring additional items before the Commission.**

**Yes:** 4 - Commissioner Boeger, Commissioner Nevis, Commissioner Williams and Commissioner Frega

**Absent:** 1 - Commissioner Reinhardt

**ADJOURNED**

**The meeting was adjourned at 10:48 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.

\*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.