



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
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## Minutes - Final Planning Commission

*Jon Vegna, Chair, District 1*  
*Amanda Ross, First 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*  
*Karen L. Garner, Executive Secretary*

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Thursday, December 9, 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 965 5730 6708. 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/96557306708>.

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).

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. CALLED TO ORDER / ROLL CALL**

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

**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 Vegna to Adopt the Agenda and Approve the Consent Calendar with the following change.

Commissioner Nevis abstained from item 1.

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

**CONSENT CALENDAR**

- 1. [21-1891](#) Recommending the Planning Commission Approve the Minutes from the regular meeting of the Planning Commission on November 18, 2021.

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

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

- 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 Clerici, Commissioner Vegna, Commissioner Nevis and Commissioner Payne

**Absent:** 1 - Commissioner Ross

**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:**

**Update on January Planning Commission meeting.  
Thanked Mel Pabalinas and Breann Moebius.**

**COMMISSIONERS' REPORTS**

**Commissioner Nevis reported on the following:**

**Thanked Mel Pabalinas and Breann Moebius.  
Cameron Park Design Review meeting.  
Merry Christmas and Happy Holidays.**

**Commissioner Vegna reported on the following:**

**Thanked Mel Pabalinas and Breann Moebius.  
Bass Lake Road update.**

**Commissioner Clerici reported on the following:**

**Thanked Mel Pabalinas and Breann Moebius.**

**Commissioner Payne reported on the following:**

**Background introduction.  
Thanked Mel Pabalinas and Breann Moebius.  
Board of Supervisors meeting.**

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: M. Lane*

[21-2002](#)

Open Forum Attachments

[21-1990](#)

PUBLIC FORUM / PUBLIC COMMENT (See Attachment)

**AGENDA ITEMS**

- 3. [21-1660](#) Hearing to consider Grocery Outlet at Green Valley Station, Phase II (Planned Development Permit Revision PD-R20-0009) to modify an approved development plan for Green Valley Station (original permit PD05-0004) to develop a new 16,061 square foot Grocery Outlet. The project includes associated improvements with 77 standard parking spaces, four handicapped-accessible parking spaces, lighting, landscaping, recycling/trash enclosures, building signage, and one freestanding monument sign on property identified by Assessor’s Parcel Number 116-301-012, consisting of a 2.0-acre portion of an undeveloped 5.37-acre parcel, in the Cameron Park area, submitted by Boos Development West, LLC; and staff recommending the Planning Commission take the following actions:
  - 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
  - 2) Adopt a Mitigation Monitoring Program in accordance with California Environmental Quality Act (CEQA) Guidelines 15074(d), based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and
  - 3) Approve Planned Development Permit Revision, PD-R20-0009, based on the Findings and Conditions of Approval (COA) as presented (Supervisory District 2)

*Public Comment: A. Gruman, M. Lane, R. Bone, M. Rodgers*

**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 Nevis to:**

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;**
- 2) Adopt a Mitigation Monitoring Program in accordance with California Environmental Quality Act (CEQA) Guidelines 15074(d), based on the Mitigation Measures contained in the Mitigated Negative Declaration and Initial Study; and**
- 3) Approve Planned Development Permit Revision, PD-R20-0009, based on the Findings and Conditions of Approval (COA) as presented. (Supervisory District 2)**

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

**Absent:** 1 - Commissioner Ross

4. [21-1899](#) Hearing to consider a Land Use Map Correction and Zoning Map Correction (General Plan Amendment GPA21-0003/ Rezone Z21-0011) to modify the General Plan Land Use Map to amend the land use designation of existing parcels in the Cameron Park Area from Multifamily Residential (MFR) to High-Density Residential (HDR); to amend the land use designation of two existing parcels in the North Placerville Area from Open Space (OS) to Rural Residential (RR); to amend the land use designation of an existing parcel in the Cedar Grove Area from Commercial (C) to Medium-Density Residential (MDR); and Rezone 8 parcels as previously mentioned with corresponding Zoning, described below on property identified as Assessor’s Parcel Numbers 083-465-027, 083-465-028, 083-465-029, 083-465-030, and 083-465-031 located on the west side of Mira Loma Drive, southwest of the intersection with Perlett Drive in the Cameron Park Area, Assessor’s Parcel Numbers 050-010-035 and 050-010-038 located on west side of Bedford Avenue, northwest of the intersection with Bear Rock Road in the Placerville Area, and Assessor’s Parcel Number 076-270-039 is located on the south side of Pony Express Trail, west of the intersection with Ridgeway Drive in the Cedar Grove Area, submitted by the County of El Dorado; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
- 1) Approve the CEQA Addendum to the Targeted General Plan Amendment/Zoning Ordinance Update Environmental Impact Report consistent with Sections 15162 and 15164 of the CEQA Guidelines;
  - 2) Approve GPA21-0003 based on the Findings as presented; and
  - 3) Approve Z21-0011 based on the Findings as presented.
- (Supervisory District 4, Supervisor District 3)

*Public Comment: L. Cook, M. Geery, K. Lishman, S. Hagen*

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

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

- 1) Approve the CEQA Addendum to the Targeted General Plan Amendment/Zoning Ordinance Update Environmental Impact Report consistent with Sections 15162 and 15164 of the CEQA Guidelines;**
- 2) Approve GPA21-0003 based on the Findings as presented; and**
- 3) Approve Z21-0011 based on the Findings as presented.**

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

**Absent:** 1 - Commissioner Ross

5. [21-1902](#)

Hearing to consider Pure Life (CCUP19-0002) for a retail storefront for the sale of cannabis goods for medicinal and adult-use recreational in an existing building on property, identified by Assessor’s Parcel Number 054-391-018, consisting of 0.22 acres, is located at the intersection of Odd Fellows Road and Pleasant Valley Road, approximately 400 feet west of the intersection with State Route 49, in the Diamond Springs Community Region, submitted by Kelly Chiusano and Summer Bradley; staff recommends the Planning Commission take the following actions:

- 1) Find the project Exempt under Section 15301 of the CEQA Guidelines; and
- 2) Approve Commercial Cannabis Use Permit CUP19-0002, 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:**

- 1) Find the project Exempt under Section 15301 of the CEQA Guidelines;**
- 2) Approve Commercial Cannabis Use Permit CUP19-0002, based on the Findings and subject to the Conditions of Approval as presented; and**
- 3) Add the following to conditions of approval 16: "No banner signs or feather signs shall be used".**

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

**Absent:** 1 - Commissioner Ross



6. [21-1900](#)

Hearing to consider Foothill Health and Wellness (CCUP19-0001/Foothill Health and Wellness) for a retail storefront for the sale of cannabis goods for medicinal and adult-use recreational in an existing building on property identified by Assessor’s Parcel Number 109-420-018, consisting of 0.780 acres, located at the intersection of Dividend Drive and Business Drive in the Barnett Business Park, in the Shingle Springs Community Region, submitted by 7LV USA Corporation; staff recommends the Planning Commission take the following actions:

- 1) Find the project Exempt under Section 15301 of the CEQA Guidelines; and
- 2) Approve Commercial Cannabis Use Permit CCUP19-0001, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

*Public Comment: J. Meder, L. Sisson*

**At 1:15 P.M. Commissioner Vegna left the meeting. At 1:21 P.M. Commissioner Vegna returned to the meeting.**

**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:**

- 1) Find the project Exempt under Section 15301 of the CEQA Guidelines; and
- 2) Approve Commercial Cannabis Use Permit CCUP19-0001, based on the Findings and subject to the Conditions of Approval as presented.

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

**Absent:** 1 - Commissioner Ross

7. [21-1903](#) Hearing to consider Dividend Distribution (CCUP19-0004) for a distribution operation of medicinal and adult-use recreational cannabis in an existing building on property, identified by Assessor’s Parcel Number 109-420-018, consisting of 0.780 acres, is located at the intersection of Dividend Drive and Business Drive in the Barnett Business Park, in the Shingle Springs Community Region, submitted by Lauren Sisson; staff recommends the Planning Commission take the following actions:
- 1) Find the project Exempt under Section 15301 of the CEQA Guidelines; and
  - 2) Approve Commercial Cannabis Use Permit CCUP19-0004, based on the Findings and subject to the Conditions of Approval as presented. (Supervisorial District 3, Supervisorial District 4)

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

**A motion was made by Commissioner Nevis, seconded by Commissioner Clerici to:**

- 1) Find the project Exempt under Section 15301 of the CEQA Guidelines; and**
- 2) Approve Commercial Cannabis Use Permit CCUP19-0004, based on the Findings and subject to the Conditions of Approval as presented.**

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

**Absent:** 1 - Commissioner Ross

**ADJOURNED AT 2:11 P.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.