



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone:530-621-5355  
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## Minutes - Final Planning Commission

*Andy Nevis, Chair, District 4*  
*Jon Vegna, First Vice-Chair, District 1*  
*Kris Payne, Second Vice-Chair, District 2*  
*Lexi Boeger, District 3*  
*Daniel Harkin, District 5*

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

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Thursday, April 27, 2023

8:30 AM

<https://edcgov-us.zoom.us/j/89869767827>

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**2850 Fairlane Court, Building C, Hearing Room OR Live Streamed**

### ADDENDUM

**Teleconference Location Added:  
The Clubhouse at Johnson Creek RV Park  
4279 Junction Highway  
Ingram, TX 78025**

**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 898 6976 7827. 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/89869767827>.

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. 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**

Due to technical difficulties with the County website, the meeting was called to order at 9:15 AM by Chair Nevis.

**Present:** 5 - Commissioner Vegna, Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Chair Nevis 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 Payne, seconded by Commissioner Boeger, to Adopt the Agenda and Approve the Consent Calendar with Commissioner Vegna abstaining from Item #1 as he was not present and Commissioner Boeger recusing from item #5.

**Yes:** 5 - Commissioner Vegna, Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

**CONSENT CALENDAR**

- 1. [23-0712](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 13, 2023.

This item was Approved on the Consent Calendar.

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

**Abstained:** 1 - Commissioner Vegna

**END OF CONSENT CALENDAR**

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: M. Lane, B. Crawson, K. Hatten, R. Perrin, K. Ensley, D. Helmson, B. Yaden, W. Shaw, Whitney W., S. Webb, M. Worthington, Mati*

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.

- [23-0929](#) Open Forum Attachments

**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)**

Robert Peters, Deputy Director of Planning, reported on the following:  
May 11, 2023 Planning Commission meeting.  
Subscription service to receive notices and agendas.

Jefferson Billingsley, Deputy County Counsel, reported on the following:  
Proposed date of June 8 for the cannabis study session.

Chair Nevis reported on the following:  
Thanked staff for addressing the technical issues with today's meeting.

**AGENDA ITEMS**

2. [23-0739](#)

Hearing to consider Cameron Ranch (Tentative Map Time Extension TM-E22-0007) request for six (6) one-year time extensions to the approved Cameron Ranch Tentative Subdivision Map (TM18-1531) resulting in a new expiration date of December 26, 2028. The property identified by Assessor's Parcel Numbers 102-110-014, 102-110-024, 102-421-001, consisting of 5.6 acres, is located on the east side of Hastings Drive and west of Starbuck Road, approximately 200 to 250 feet north of the intersection with Green Valley Road, in the Rescue area, submitted by CTA Engineering and Surveying; staff recommends the Planning Commission take the following actions:

1) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, that there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration (MND) or an Addendum to the adopted IS/MND, which was adopted by the Board of Supervisors on June 26, 2018; and 2) Approve Tentative Subdivision Map Time Extension TM-E22-0007 extending the expiration of the approved Cameron Ranch Tentative Subdivision Map for six (6) years to December 26, 2028, based on the Findings and subject to the original 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.

A motion was made by Commissioner Payne, seconded by Commissioner Boeger, to accept staff recommendation with item 2 modified to reflect three (3) year time extensions and an end date of December 26, 2025. No action was taken.

An amended motion made by Commissioner Payne, seconded by Commissioner Harkin, to accept staff recommendation with item 2 modified to reflect two (2) year time extensions and an end date of December 26, 2024.

**Yes:** 3 - Commissioner Harkin, Commissioner Payne and Commissioner Nevis

**Noes:** 2 - Commissioner Vegna and Commissioner Boeger

3. [23-0740](#) Hearing to consider Syres Cell Tower Replacement (Conditional Use Permit Revision CUP-R22-0018) request for a Conditional Use Permit Revision to previously approved Special Use Permit S98-0021 to allow for the replacement of an existing cell tower with a monopine cell tower to include an 18.9-foot height increase from 51.1 feet to 70 feet that would allow for collocation of an additional service provider, T-Mobile. The property, identified by Assessor’s Parcel Number 329-162-003, consisting of 4.9 acres, is located on the west side of Panorama Road, approximately 1,000 feet south of the intersection with Mother Lode Drive, in the Placerville area, submitted by Matt Veazey (Agent: T-Mobile); Staff recommends the Planning Commission take the following actions:
- 1) Find Conditional Use Permit Revision CUP-R22-0018 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
  - 2) Approve Conditional Use Permit Revision CUP-R22-0018 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 Harkin to:**

- 1) Find Conditional Use Permit Revision CUP-R22-0018 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
- 2) Approve Conditional Use Permit Revision CUP-R22-0018 based on the Findings and subject to the Conditions of Approval as presented.

**Yes:** 5 - Commissioner Vegna, Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

4. [23-0603](#) A request by Chair Nevis that the Planning Commission consider topics to explore in order to develop future workshops at upcoming Planning Commission meetings. (cont. 3/23/23, item #3)  
The Planning Commission will discuss possible future workshop topics and consider future actions, including potentially sending an update to the Board of Supervisors regarding potential workshops.  
**It will be recommended that this item be continued to a date certain.**

**Chair Nevis opened the public hearing and upon conclusion of public comment and staff input, a motion was made by Commissioner Payne, seconded by Chair Nevis, to continue this item to a date certain of May 11, 2023.**

**Yes:** 5 - Commissioner Vegna, Commissioner Boeger, Commissioner Harkin, Commissioner Payne and Commissioner Nevis

5. [23-0435](#) Hearing to consider: Agriculture Department and Planning and Building Department proposed amendments to Title 130 (Zoning Ordinance) of the County Code (OR23-0001) that would amend the Ranch Marketing Ordinance (Zoning Ordinance section 130.40.260) and the Winery Ordinance (Zoning Ordinance section 130.40.400) and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Recommend the Board of Supervisors approve the California Environmental Quality Act (CEQA) Addendum to the Targeted General Plan Amendment/ & Zoning Ordinance Update (TGPA/-ZOU) Final Environmental Impact Report (FEIR) consistent with Sections 15162 and 15164 of the CEQA Guidelines (Attachment A); and
  - 2) Recommend the Board of Supervisors approve the proposed amendments to the Zoning Ordinance, incorporating additional changes recommended by the Planning Commission on March 9, 2023, and adopt an Ordinance for Title 130 Zoning Ordinance of the El Dorado County Code (Attachment B) based on the Findings as presented by staff. (cont. 3/9/23, item #3)

*Public Comment: R. Reyes, M. Rinali, S. Taylor, J. Plow, L. Marengo*

**Commissioner Boeger recused herself from item #5 and left the meeting at 11:41 AM.**

**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 Vegna, seconded by Commissioner Harkin, to forward staff's recommendation to the Board of Supervisors with the addition that the Board of Supervisors direct staff to continue the discussion on defining the primary use of agriculture, add lighting to the list of issues that the designated local contact should provide a prioritized response and a follow up to return in a year to both the Agricultural Commission and Planning Commission.**

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

**Recused:** 1 - Commissioner Boeger

**ADJOURNED**

**The meeting was adjourned at 1:58 PM 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.

\*\*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.