



# County of El Dorado

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

*Jon Vegna, Chair, District 1*  
*James Williams, First Vice-Chair, District 4*  
*Amanda Ross, Second Vice Chair, District 5*  
*Cheryl Bly-Chester, Member, District 2*  
*John Clerici, Member, District 3*

*Julie Saylor, Clerk of the Planning Commission*  
*Tiffany Schmid, Executive Secretary*  
*Breann Moebius, Deputy County Counsel*

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Thursday, May 27, 2021

8:30 AM

**VIRTUALLY - See Agenda  
for Details to View and  
Participate**

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**PUBLIC PARTICIPATION INSTRUCTIONS:** To comply with social distancing requirements and the stay at home order from the Governor, the Meeting Room will be closed to members of the public and all public participation will be handled remotely. Please note you will not be able to join the live stream until the posted meeting start time.

PHONE IN: 1-530-621-7603 or 1-530-621-7610, Meeting ID 974 3505 9501

**WATCH LIVE STREAM:** To observe the live stream of the Planning Commission meeting go to <https://zoom.us/j/97435059501>

**PUBLIC COMMENT PARTICIPATION:** If you are joining the meeting via zoom and wish to make a comment on an item, press the "raise 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.

## CALL TO ORDER / ROLL CALL

Meeting was called to order at 8:30 AM by Chair Vegna, with Commissioner Clerici and Commissioner Ross not present. All Commissioners attended by remote attendance.

**Present:** 3 - Commissioner Williams, Commissioner Bly-Chester and Commissioner Vegna

**Absent:** 2 - Commissioner Ross and Commissioner Clerici

## 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 Vegna, to Adopt the Agenda and Approve the Consent Calendar. Votes were by roll call.

**Yes:** 3 - Commissioner Williams, Commissioner Bly-Chester and Commissioner Vegna

**Absent:** 2 - Commissioner Ross and Commissioner Clerici

## CONSENT CALENDAR

1. **21-0784** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 13, 2021.

Item was Approved on the Consent Calendar.

## END OF CONSENT CALENDAR

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

Rob Peters, Deputy Director of Planning, provided the Commission an update on: 1) two appeals were received regarding the Cool General Retail project; 2) the next meeting of the Planning Commission is scheduled for June 10, 2021 at 8:30 AM and will more than likely be held virtually; and 3) Newtown Cell Site.

Commissioner Williams questioned staff on when the appeals are scheduled to go before the Board of Supervisors. Staff advised that the appeals are tentatively scheduled to go before the Board on June 22, 2021.

## COMMISSIONERS' REPORTS

Commissioner Bly-Chester noted that she is still receiving requests for a public forum in regards to construction proposed at the corner of Fairplay and Mt. Aukum Road. Commissioner Bly-Chester brought up the asterisk uses within Planning Commission agendas and suggested to staff to include those documents within individual agenda items.

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: K. Greenwood*

**AGENDA ITEMS**

**Commissioner Clerici arrived by remote attendance at 8:44 AM**

- Present:** 4 - Commissioner Williams, Commissioner Bly-Chester, Commissioner Clerici and Commissioner Vegna  
**Absent:** 1 - Commissioner Ross

- 2. 21-0785** Hearing to consider a Finding of Consistency with the El Dorado County General Plan for a donation of property identified by Assessor's Parcel Number 331-400-002 and entering into a long term lease of property identified by Assessor's Parcel Number 331-301-019 for purposes of developing a Sports Complex; and staff recommending the Planning Commission:

1) Make Findings of General Plan Consistency, in accordance with Government Code Section 65402, as presented in the Staff Report.

*Public Comment: W. Lowery, K. Greenwood*

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

**A motion was made by Commissioner Williams, seconded by Commissioner Clerici, to Approve staff's recommended actions.**

**Votes were by roll call.**

- Yes:** 4 - Commissioner Williams, Commissioner Bly-Chester, Commissioner Clerici and Commissioner Vegna  
**Absent:** 1 - Commissioner Ross

- 3. 21-0786** Hearing to consider the Southpointe Meadows project (Tentative Subdivision Map Time Extension TM-E20-0005) to request for three one-year discretionary time extensions to approved Southpointe Meadows Tentative Subdivision Map (TM16-1529) creating seven residential lots ranging in size from 1 to 1.3 acres resulting in a new expiration date of April 26, 2025 on property identified by Assessor's Parcel Number 110-450-007, consisting of 8.04 acres, in the El Dorado Hills area, submitted by Hamdi Kanaan; and staff recommending the Planning Commission take the following actions:
- 1) Find Tentative Subdivision Map Time Extension TM-E20-0005 consistent with the Mitigated Negative Declaration adopted for the approved tentative map pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines (Subsequent Environmental Impact Report (EIRs) and Negative Declarations); and
  - 2) Approve Tentative Subdivision Map Time Extension TM-E20-0005 granting three one-year discretionary time extensions to the approved Tentative Map TM16-1529 (Southpointe Meadows), resulting in a new expiration date of April 26, 2025, based on the Findings and subject to the original Conditions of Approval as presented.
- (Supervisory District 1)

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

**A motion was made by Commissioner Vegna, seconded by Commissioner Williams, to Approve staff's recommended actions.**

**Votes were by roll call.**

**Yes:** 4 - Commissioner Williams, Commissioner Bly-Chester, Commissioner Clerici and Commissioner Vegna

**Absent:** 1 - Commissioner Ross

- 4. 21-0787** NOTICED WORKSHOP: Planning and Building Department, Planning Division, providing an informational public workshop on the Recirculated Draft Environmental Impact Report (RDEIR) for the proposed Central El Dorado Hills Specific Plan project (General Plan Amendment A14-0003/Specific Plan SP12-0002/Specific Plan Revision SP86-0002-R-2/Rezone Z14-0005/Planned Development PD14-0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003). The RDEIR, which has been prepared in accordance with the California Environmental Quality Act (CEQA) guidelines, analyzes the Vehicles Miles Travelled (VMT) and two additional alternatives involving alternative land uses of the former executive golf course of the project area. The RDEIR is currently undergoing a 45-day public review from April 30, 2021 to June 14, 2021. The purpose of this public workshop is to provide information on the RDEIR and receive public input; no formal action will be taken.
- (Supervisory District 1)

*Public Comment: J. Richard, H. Krogh, J. Simpson, R. Haugh, N. Mattock*

**No Action Taken.**

**ADJOURNMENT**

**Meeting was adjourned at 10:52 AM by Chair Vegna.**

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.