



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
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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 13, 2023

8:30 AM

<https://edcgov-us.zoom.us/j/82923502547>

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2850 Fairlane Court, Building C, Hearing Room 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 829 2350 2547. 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/82923502547>.

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**

The meeting was called to order at 8:30 AM by Chair Nevis.

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

**Absent:** 1 - Commissioner Vegna

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Boeger 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 Harkin, to Adopt the Agenda and Approve the Consent Calendar with no changes.

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

**Absent:** 1 - Commissioner Vegna

**CONSENT CALENDAR**

- 1. [23-0612](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 23, 2023.

This item was Approved on the Consent Calendar.

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

**Absent:** 1 - Commissioner Vegna

**END OF CONSENT CALENDAR**

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: T. Fox, C. King, S. Simmons, K. Serbol, J. Orozco, S. Foster, B. Grava, L. Tannenbaum, D. Neer, B. Yaden, J. Donohue, D. Swadski, S. Chatfield, B. Collette, N. Black, K. Frias, K. Nalewaja, M. Worthington, S. Webb, Mati, Whitney W, Sue, A. Randhawa*

- [23-0843](#) 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)**

Chair Nevis reported on the following:  
Future workshop discussion.

Commissioner Payne reported on the following:  
Capital improvement projects on the Board of Supervisors agenda.

Christopher Perry, Assistant Director of Planning and Building, reported on the following:  
Robert Peters', Deputy Director of Planning, absence.  
April 27, 2023 Planning Commission meeting.

**AGENDA ITEMS**

2. [23-0611](#)

Department of Transportation recommends that the Planning Commission:

- 1) Approve the Finding of Consistency of the 2023 Annual Capital Improvement Program with the General Plan; and
- 2) ~~Approve the Finding of Consistency of one additional project, Latrobe Road Widening Investment Boulevard to Golden Foothill Parkway South/Clubview Drive, CIP 36105055, to be included in the Annual Capital Improvement Program (CIP).~~

*Public Comment: C. King, M. Worthington, Sue, Whitney W, K. Nalewaja*

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 adopt staff's recommendation to Approve the Finding of Consistency of the 2023 Annual Capital Improvement Program with the General Plan with Commissioner Nevis casting a No vote stating the need for additional clarity to ensure the Capital Improvement Program adequately collects the revenue needed to pay for road improvements for the duration of the development.

**Yes:** 2 - Commissioner Boeger and Commissioner Harkin

**Noes:** 2 - Commissioner Payne and Commissioner Nevis

**Absent:** 1 - Commissioner Vegna

A second motion was made by Commissioner Nevis, seconded by Commissioner Boeger to adopt staff's recommendation number one to Approve the Finding of Consistency of the 2023 Annual Capital Improvement Program with the General Plan with the commitment from the Department of Transportation for a workshop with the Commission later in the year to discuss background, potential changes and recommendations to the Board of Supervisors regarding the CIP.

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

**Absent:** 1 - Commissioner Vegna

3. [23-0683](#) Hearing to consider Norcanna Distribution and Delivery (Commercial Cannabis Use Permit CCUP21-0005) to request a Commercial Cannabis Use Permit for a distribution and non-storefront retail (delivery only) operation of medicinal and adult-use recreational cannabis in an existing building. The property, identified by Assessor's Parcel Number 117-071-007, consisting of 0.26 acre, is located at the intersection of Robert J Mathews Parkway and Hillsdale Circle, in the El Dorado Hills Business Park, in the El Dorado Hills Community Region, submitted by Norcanna; staff recommends the Planning Commission take the following actions:
- 1) Find Commercial Cannabis Use Permit CCUP21-0005 to be Categorically Exempt pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and
  - 2) Approve Commercial Cannabis Use Permit CCUP21-0005, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

*Public Comment: L. Tannenbaum*

**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 Chair Nevis, to**

- 1) Find Commercial Cannabis Use Permit CCUP21-0005 to be Categorically Exempt pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and**
- 2) Approve Commercial Cannabis Use Permit CCUP21-0005, based on the Findings and subject to the Conditions of Approval as presented.**

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

**Absent:** 1 - Commissioner Vegna

4. [23-0687](#) Hearing to consider All Natural Inc. (Commercial Cannabis Use Permit CCUP19-0006) request for a retail storefront for the sale and delivery of cannabis goods for medicinal and adult-use recreational in an existing building. The property, identified by Assessor's Parcel Number 090-440-023, consisting of 2.0 acres, is located on the east side of South Shingle Road, approximately 350 feet north of the intersection with Sunset Lane, in the Shingle Springs Community Region, submitted by Gerald Roemer; staff recommends the Planning Commission take the following actions:
- 1) Find Commercial Cannabis Use Permit CCUP19-0006 to be Categorically Exempt pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and
  - 2) Approve Commercial Cannabis Use Permit CCUP19-0006, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

*Public Comment: L. Tannenbaum*

**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 adopt staff recommendations number one and number two with the addition of the condition to add the sign.**

- 1) Find Commercial Cannabis Use Permit CCUP19-0006 to be Categorically Exempt pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and**
- 2) Approve Commercial Cannabis Use Permit CCUP19-0006, based on the Findings and subject to the Conditions of Approval as presented.**

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

**Absent:** 1 - Commissioner Vegna

**ADJOURNED**

**Meeting was adjourned at 12:10 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.