



# 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 - Draft Planning Commission

*Jon Vegna, Chair, District 1*  
*Amanda Ross, Second Vice Chair, District 5*  
*Vacant, District 2*  
*John Clerici, Member, District 3*  
*Andy Nevis, District 4*

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

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Thursday, October 14, 2021

8:30 AM

Building C Hearing Room  
2850 Fairlane Ct.  
Placerville, CA 95667  
or live-streamed

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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 943 7399 7159. 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/94373997159>.

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.

**8:31 A.M. - CALLED TO ORDER / ROLL CALL**

**Present:** 3 - Commissioner Clerici, Commissioner Vegna and Commissioner Nevis

**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 Nevis to Adopt the Agenda and Approve the Consent Calendar with the following change:

**Continue item 1 to October 28, 2021.**

**Yes:** 3 - Commissioner Clerici, Commissioner Vegna and Commissioner Nevis

**Absent:** 1 - Commissioner Ross

**CONSENT CALENDAR**

- 1. [21-1553](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 9, 2021.

**This matter was Continued to October 28, 2021 upon Approval of the Consent Calendar.**

**Yes:** 3 - Commissioner Clerici, Commissioner Vegna and Commissioner Nevis

**Absent:** 1 - Commissioner Ross

- 2. [21-1554](#) Clerk of the Planning Commission recommending the Commission approve the 2022 Planning Commission Meeting Schedule.

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

**Yes:** 3 - Commissioner Clerici, Commissioner Vegna and Commissioner Nevis

**Absent:** 1 - Commissioner Ross

**END OF CONSENT CALENDAR**

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

Rob Peters, Deputy Director of Planning, made the following announcement: This is the first meeting back in the Planning Commission room in person and utilizing Zoom. He acknowledged that if for any reason the Zoom meeting is disrupted or encounters issues, staff would recommend the Commission take a break to attempt to resolve the issues. If the issues cannot be resolved, the meeting would not be permitted to continue.

**COMMISSIONERS' REPORTS**

Commissioner Vegna reported on the following:  
 Acknowledged former Planning Commissioner Williams.

Commissioner Clerici reported on the following:  
 Acknowledged former Planning Commissioner Williams.  
 Met with the Diamond Spring El Dorado Advisory Committee.  
 Supervisor Thomas will be having a meet and greet next Thursday at 5:00 P.M. at Poor Reds in the courtyard to receive input from constituents.

Commissioner Nevis reported on the following:  
 Thanked former Planning Commissioner Williams for the assistance during the transition.  
 Thanked staff for the assistance provided and he is looking forward to working with everyone.  
 On September 30, 2021, there was a meeting of the State Parks and Recreation Commission where they discussed the Auburn State Recreation Area General Plan. The Commission adopted the General Plan, however there will be amendments to it.  
 Mt. Murphy Bridge in Coloma has been reopened with restrictions.  
 Supervisor Parlin and the Department of Transportation will be having a meeting next Wednesday at 6:00 P.M. utilizing Zoom to address public concern and future plans for the bridge.

**PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: M. Lane, L. Parlin, J. Williams, J. Davey, S. Taylor, K. Lishman*

[21-1712](#)

Open Forum Attachments

**AGENDA ITEMS**

- 3. [21-1555](#) Hearing to consider a Finding of Consistency with the El Dorado County 2004 General Plan for a public sale of real property identified by Assessor’s Parcel Number 101-220-019-000 located in the Pollock Pines area; 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. (Supervisorial District 5)

*Public Comment: K. Payne*

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

A motion was made by Commissioner Clerici, seconded by Commissioner Vegna to Approve the Finding of Consistency with the El Dorado County 2004 General Plan for a public sale of real property identified by Assessor’s Parcel Number 101-220-019-000 located in the Pollock Pines area and make Findings of General Plan Consistency, in accordance with Government Code Section 65402, as presented in the Staff Report.

**Yes:** 3 - Commissioner Clerici, Commissioner Vegna and Commissioner Nevis

**Absent:** 1 - Commissioner Ross

4. [21-1556](#)

HEARING: Staff recommends the Planning Commission conduct a public hearing to provide the public with an opportunity to comment on the proposed amendments to the Accessory Dwelling Unit (ADU) Ordinance (Project OR19-0002)\*\*, and for the Planning Commission to review and discuss the modifications required by state law as presented by staff and forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Approve the California Environmental Quality Act (CEQA) Exemption consistent with Section 15282(h) of the CEQA Guidelines pursuant to Section 21080.17 of the California Public Resources Code (Exhibit A); and
- 2) Approve the proposed amendments to the Secondary Dwelling Ordinance, now referred to under state law as the Accessory Dwelling Unit (ADU) Ordinance and related Articles of the Zoning Ordinance, and adopt an Ordinance for comprehensive minor amendments to Title 130 of the El Dorado County Ordinance Code relating to ADUs (Exhibit B) as presented by staff.

*Public Comment: K. Payne, S. Taylor, K. Lishman*

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

**A motion was made by Commissioner Nevis, seconded by Commissioner Clerici to forward a recommendation to the Board of Supervisors to take the following actions:**

- 1) Approve the California Environmental Quality Act (CEQA) Exemption consistent with Section 15282(h) of the CEQA Guidelines pursuant to Section 21080.17 of the California Public Resources Code; and**
- 2) Approve the proposed amendments to the Secondary Dwelling Ordinance, now referred to under state law as the Accessory Dwelling Unit (ADU) Ordinance and related Articles of the Zoning Ordinance (Project OR19-0002), and adopt an Ordinance for comprehensive minor amendments to Title 130 of the El Dorado County Ordinance Code relating to ADUs as presented by staff.**

**Yes:** 3 - Commissioner Clerici, Commissioner Vegna and Commissioner Nevis

**Absent:** 1 - Commissioner Ross

- 5. [21-1557](#) Clerk of the Planning Commission recommending the Commission elect a replacement First-Vice Chair, with the selection becoming effective at the next regular meeting.

In the event the Second-Vice Chair position becomes vacant due to this election, the Clerk of the Planning Commission recommends the Commission elect a replacement Second-Vice Chair, with the selection becoming effective at the next regular meeting.

**A motion was made by Commissioner Clerici, seconded by Commissioner Nevis to appoint Commissioner Ross as the First-Vice Chair to the El Dorado County Planning Commission.**

**Yes:** 3 - Commissioner Clerici, Commissioner Vegna and Commissioner Nevis

**Absent:** 1 - Commissioner Ross

**A motion was made by Commissioner Vegna, seconded by Commissioner Nevis to appoint Commissioner Clerici as the Second-Vice Chair to the El Dorado County Planning Commission.**

**Yes:** 3 - Commissioner Clerici, Commissioner Vegna and Commissioner Nevis

**Absent:** 1 - Commissioner Ross

**ADJOURNED AT 10:44 A.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.