



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone:530-621-5355  
fax:530-642-0508

## Minutes - Draft 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, May 11, 2023

8:30 AM

<https://edcgov-us.zoom.us/j/84972521292>

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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 849 7252 1292. 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/84972521292>.

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

**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 Payne, seconded by Commissioner Harkin, to Adopt the Agenda and Approve the Consent Calendar with no changes.

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

**CONSENT CALENDAR**

- 1. [23-0897](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 27, 2023.

This item was Approved on the Consent Calendar.

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

**END OF CONSENT CALENDAR**

**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:  
Discharge of the Writ of Mandate regarding Webber Creek IBC.  
Ranch Marketing and Winery Ordinance tentatively rescheduled on Board of Supervisors agenda to from June 6, 2023 to June 20, 2023.

Commissioner Payne reported on the following:  
El Dorado Hills Area Planning Advisory Committee meeting on May 10, 2023.

**PUBLIC FORUM / PUBLIC COMMENT**

Public Comment: J. Orozco, M. Worthington, Whitney W., K. Johnson

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

## AGENDA ITEMS

### 2. [23-0888](#)

Hearing to consider: Planning and Building Department proposed County-initiated amendments to Title 130 (Zoning Ordinance) of the County Code (Z23-0003) and staff recommending the Planning Commission forward the following recommendations to the Board of Supervisors:

- 1) Find Rezone Z23-0003 exempt from CEQA under Section 15305 of the CEQA Guidelines (Minor Alterations in Land Use Limitations); and
- 2) Approve Rezone Z23-0003 to rezone 11 identified multifamily or commercially-zoned parcels, or portions of parcels, adding a new Design Review - Community Combining Zone (-DC) to the base zone of each commercial or multifamily-zoned parcel (Attachment B, Exhibit C)

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

**A motion was proposed by Chair Nevis to recommend to the Board of Supervisors to consider other multifamily or commercially-zoned parcels adjacent to the state highways in the County be considered for future actions. No action was taken.**

**A motion was made by Commissioner Payne, seconded by Commissioner Nevis to forward the following recommendations to the Board of Supervisors to:**

- 1) Find Rezone Z23-0003 exempt from CEQA under Section 15305 of the CEQA Guidelines (Minor Alterations in Land Use Limitations); and**
- 2) Approve Rezone Z23-0003 to rezone 11 identified multifamily or commercially-zoned parcels, or portions of parcels, adding a new Design Review - Community Combining Zone (-DC) to the base zone of each commercial or multifamily-zoned parcel (Attachment B, Exhibit C).**

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

3. [23-0889](#) Hearing to consider Development Agreement DA22-0001 East Ridge Village submitted by Michael J. McDougall, MJM Properties, LLC to request approval of a Community Benefit and Development Agreement for East Ridge Village (2023 DA), a planned community within the Valley View Specific Plan (VVSP). Staff recommending the Planning Commission make a recommendation to the Board of Supervisors to take the following actions:
- 1) Find that the 1998 VVSP EIR and the 2015 Notice of Exemption under CEQA Guidelines Section 15182 for the East Ridge Village Tentative Subdivision Map (TM14-1521) continues to be the relevant and adequate environmental analysis to address the impacts of completing the development of the East Ridge Village Project pursuant to California Public Resources Code Section 21166 and CEQA Guidelines Section 15162.
  - 2) Enter and execute Development Agreement DA22-0001 between the County of El Dorado and East Ridge Holdings, LLC, El Dorado Land Ventures, LLC, and Valley View Realty Investments, LLC, for East Ridge Village, based on the attached Findings as presented.

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

A motion was made by Chair Nevis and seconded by Commissioner Vegna to: Recommend staff recommendations #1 and #2 with 3 additional items:

- 1) Staff should meet with the EDH Fire Department and EDH Community Services District and other interested agencies prior to the BOS consideration of the Development Agreement (DA) and provide an update.
- 2) The BOS should consider if PAYgo funds contemplated under the DA be prioritized to mitigate local road impacts.
- 3) The BOS should consider an additional term to be added to the proposed DA similar to the current Carson Creek DA section 3.9 regarding a regional connector road.

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.**
- This item was considered by the Planning Commission on April 27, 2023 and was continued to the May 11, 2023 meeting (5-0).**

A motion was made by Commissioner Payne, seconded by Commissioner Harkin to forward the revised memo to the Board of Supervisors.

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

## **ADJOURNED**

**Meeting was adjourned at 12:17 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.