



County of El Dorado

Planning and Building
Department
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Minutes - Final Planning Commission

Andy Nevis, Chair, District 4
Lexi Boeger, First Vice-Chair, District 3
Daniel Harkin, Second Vice-Chair, District 5
Brandon Reinhardt, District 1
Bob Williams, District 2

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

Thursday, July 25, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/87535275776>

2850 Fairlane Court, Building C, Hearing Room, Placerville, CA

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.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Commission is to attend in person. Except for a noticed teleconference meeting, the Planning Commission reserves the right to conduct the meeting without remote access if there is a malfunction.

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 875 3527 5776. 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/87535275776>

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. 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.

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. At the discretion of the Commission, time to speak on an item may be extended or shortened for all speakers.

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

Meeting was called to order at 8:30 A.M. by Commissioner Boeger, with Chair Nevis participating remotely due to a contagious illness.

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Williams 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.)

Public Comment: Tara

A motion was made by Commissioner Williams, seconded by Commissioner Harkin, to Adopt the Agenda and Approve the Consent Calendar, with Chair Nevis participating remotely via Zoom due to a contagious illness.

Yes: 5 - Commissioner Boeger, Commissioner Harkin, Commissioner Nevis, Commissioner Reinhardt and Commissioner Williams

CONSENT CALENDAR

1. [24-1284](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 11, 2024.

This item was approved on the Consent Calendar.

Yes: 5 - Commissioner Boeger, Commissioner Harkin, Commissioner Nevis, Commissioner Reinhardt and Commissioner Williams

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)

Jefferson Billingsley, Deputy County Counsel, reported on the following:
August 8, 2024 Planning Commission meeting.

Chair Nevis reported on the following:
Discussion with staff the idea of adding Planning Commission meeting dates on days other than Thursday.

Commissioner Williams reported on the following:
Appreciates staff reaching out to discuss upcoming agenda.
Commended Karen L. Garner on her discussion on the Interim Design Standards at the Board of Supervisors hearing on July 23, 2024.
Supervisor Thomas' motion that would dedicate staff resources to the Interim Design Standards.
At the next Board of Supervisors meeting there will be discussion on priorities for the Planning Commission.
Continues to meet with community members on what's ahead.

Karen L. Garner, Planning and Building Director, reported on the following:
At the next Board of Supervisors meeting on July 30, 2024, there will be discussion on the long-range planning matrix. This will be an opportunity to look ahead and get feedback from the Board of Supervisors on the prioritization of those items on the matrix.

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: Tara, L. Campbell

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. [24-1285](#) Presentation from Jefferson Billingsley, Deputy County Counsel, regarding the Brown Act, fair hearings in land use decisions, and meeting procedures.

Public Comment: Tara, L. Campbell

Commissioner Boeger opened the public hearing and upon conclusion of public comment and staff input, closed the public hearing.

No action was taken on this item.

10:00 A.M. - TIME ALLOCATION (Items will not be heard prior to the time stated)

3. [24-1291](#)

Hearing to consider Carson Creek Heritage Clubhouse (Conditional Use Permit CUP22-0012) request to allow a 3.05 acre site to include a private clubhouse, Heritage at Carson Creek Clubhouse. The request consists of a 5,837-square-foot single story clubhouse, which includes a fitness room, a large gathering space, restrooms, and a private kitchen and bar area. The grounds include a large pool, deck, spa, an event lawn area for gatherings and multiple outdoor recreational courts. The site use is approved as part of the Heritage at Carson Creek Tentative Map (TM20-0001), approved in August 2021, pending approval of a Conditional Use Permit for a specific project. The property, identified by Assessor's Parcel Number 117-820-059, consisting of 3.05 acres, is located on the south side of Investment Boulevard, approximately 0.36 mile south of the intersection with Investment Boulevard and Pismo Drive, in the El Dorado Hills area, submitted by LENNAR HOMES OF CALIFORNIA; Staff recommends the Planning Commission take the following actions:

- 1) Find Conditional Use Permit CUP22-0012 to be Statutorily Exempt pursuant to Section 15182 (Residential Projects Pursuant to a Specific Plan) of the CEQA Guidelines; and
- 2) Approve Conditional Use Permit CUP22-0012, based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 2)

Public Comment: G. Steed, D. Getz, SJ, Gutierrez

Commissioner Boeger opened the public hearing and upon disclosures from Commissioners, conclusion of public comment and staff input, closed the public hearing.

Commissioner Williams disclosed the following:

- 1) Approval of the project happened on June 10, 2021, which was the first time he had an opportunity to speak before the Planning Commission. At that time he brought up questions regarding the environmental impact issues, however, there's nothing related to his original questions that would preclude him from being fair and honest.
- 2) He lives in the Heritage Lennar Heritage Village and is familiar with the new development but he is not within the 500 foot radius and doesn't belong to the HOA of Heritage Village.

Commissioner Nevis disclosed the following:

He met with Lennar via Zoom at their request. He clarified that lots haven't been sold yet and no neighbors have been identified.

Commissioner Boeger disclosed the following:

She met with Lennar through Zoom to discuss the project and items posted to Legistar.

A motion was made by Commissioner Reinhardt, seconded by Commissioner Boeger to accept staff recommendations 1 and 2. Motion failed.

Yes: 2 - Commissioner Boeger and Commissioner Reinhardt

Noes: 3 - Commissioner Harkin, Commissioner Nevis and Commissioner Williams

Public Comment: G. Steed, D. Getz, S.J. Gutierrez

A motion was made by Chair Nevis, seconded by Commissioner Reinhardt to continue this item for two weeks to fix errors on the staff report and publicly post the 2021 addendum to the agenda item.

Yes: 4 - Commissioner Boeger, Commissioner Harkin, Commissioner Nevis and Commissioner Reinhardt

Noes: 1 - Commissioner Williams

4. [24-1289](#)

Hearing to consider Serrano Village A14 (Tentative Subdivision Map Time Extension TM-E23-0002) request for six, one-year time extensions to the approved Serrano Village A14 Tentative Subdivision Map (TM08-1464) resulting in a new expiration date of September 28, 2030. The property, identified by Assessor's Parcel Number 122-590-003, consisting of 35.78 acres, is located south of the intersection between Village Green Drive and Russi Ranch Drive, approximately 1,200 feet east of Silva Valley Parkway, in the El Dorado Hills area, submitted by SERRANO ASSOCIATES, LLC; Staff recommends the Planning Commission take the following actions:

- 1) Find the Serrano Village A14 Tentative Subdivision Map Time Extension TM-E23-0002 consistent with the Environmental Impact Report adopted for the El Dorado Hills Specific Plan Environmental Impact Report pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines (Subsequent Environmental Impact Report (EIRs) and Negative Declarations)
- 2) Approve Serrano Village A14 Tentative Subdivision Map Time Extension (TM-E23-0002) granting six, one-year time extensions to the approved Tentative Map TM08-1464 (Serrano Village A14), resulting in a new expiration date of August 26, 2030, based on the findings and subject to the original Conditions of Approval as presented. (Supervisory District 1)

Public Comment: D. Getz, L. Campbell, S.J. Gutierrez

Commissioner Boeger opened the public hearing and upon conclusion of public comment and staff input, closed the public hearing.

A motion was made by Chair Nevis, seconded by Commissioner Reinhardt to approve staff recommendation 1 and 2 with the modification to grant three one-year time extensions with a new expiration date of September 26, 2027.

Yes: 4 - Commissioner Boeger, Commissioner Harkin, Commissioner Nevis and Commissioner Reinhardt

Abstained: 1 - Commissioner Williams

ADJOURNED

The meeting was Adjourned at 11:54 A.M. by Commissioner Boeger.

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.