



# County of El Dorado

Planning and Building  
Department  
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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, July 22, 2021

8:30 AM

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

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**PUBLIC PARTICIPATION INSTRUCTIONS:** 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 928 5656 7650

**WATCH LIVE STREAM:** To observe the live stream of the Planning Commission meeting go to <https://zoom.us/j/92856567650>

**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 not present. All Commissioners attended by remote attendance.**

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

**Absent:** 1 - 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.)**

*Public comment: K. Greenwood; B. Brosnahan*

**A motion was made by Commissioner Ross, seconded by Commissioner Vegna, to Adopt the Agenda and Approve the Consent Calendar.**

**Votes were by roll call.**

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

**Absent:** 1 - Commissioner Clerici

**CONSENT CALENDAR**

1. [21-1160](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 10, 2021.

**Item was Approved on the Consent Calendar.**

**END OF CONSENT CALENDAR**

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

Tiffany Schmid, Director of Planning and Building Department, provided the Commission an update on: 1) the appeal for the Conditional Use Permit for the Oak Ridge High School Verizon Wireless Cell Tower was heard by the Board of Supervisors on Tuesday (July 20, 2021) and the Board upheld the appeal thereby reversing the Commission's denial of the project; 2) draft Bylaws are currently undergoing staff review and it is anticipated to return to the Commission in September; 3) the next regularly scheduled meeting of August 12, 2021 is tentatively going to be cancelled; and 4) the Planning Commission Hearing Room is still awaiting a couple of installations and staff anticipates to return to the room late August or beginning of September.

[Clerk's Note: Agenda Item No. 2 was continued to August 12, 2021 and that regular meeting will be held.]

Chair Vegna updated the Commission and staff that he has reached out to Brian Veerkamp about having him come to the Commission for a workshop on water allocations/water rights.

**Commissioner Clerici arrived by remote attendance at 8:45 AM**

**Present:** 5 - Commissioner Williams, Commissioner Ross, Commissioner Bly-Chester, Commissioner Clerici and Commissioner Vegna

**COMMISSIONERS' REPORTS**

Commissioner Ross advised that District 5 received an update on the turn restriction pilot program from the County Department of Transportation.

Commissioner Bly-Chester advised that she and Supervisor Turnboo were invited by Keep Somerset Rural to attend a community meeting on a proposed project at the corner of Bucks Bar Road and Mt. Aukum Road called Gathering at the Well. Commissioner Bly-Chester advised that at that community meeting a lot of questions arose regarding the proposed construction near Gray's Corner.

Commissioner Bly-Chester made a motion that she would like to have an agenda item brought to a future meeting to have County Counsel report out on the status of the Somerset/Fairplay proposed permit(s) near Gray's Corner and any status of Environmental Management's permit(s) being considered Discretionary.

Discussions continued between Commissioners and staff regarding proposed construction near Gray's Corner.

Commissioner Bly-Chester's motion was tabled until after Public Forum by Chair Vegna.

Commissioner Williams questioned Department of Transportation on: 1) work being done at several interchanges in District 4 at Shingle Springs, El Dorado Hills and Cameron Park; 2) traffic counting being conducted in Shingle Springs and if it is project or County related. Dave Spiegelberg, Department of Transportation, requested clarification on the intersections and noted the Bass Lake traffic signal on the east bound off ramp is being installed per Bass Lake Hills Specific Plan projects. Dave Spiegelberg advised he would verify the other questioned intersection and report back to the Commission.

Chair Vegna talked about signal optimization currently underway at Latrobe, El Dorado Hills Blvd., and Green Valley corridors and lane widening underway at Silva Valley and Harvard Way.

[Clerk's Note: The following report was completed at the end of Public Forum/Public Comment]

Dave Spiegelberg, Department of Transportation, reported to the Commission the work being done on the Shingle Springs interchange is directly under J. Balzer or M. Smeltzer and they would be best to provide a direct update on status.

**PUBLIC FORUM / PUBLIC COMMENT**

*Public comment: B. Brosnahan; K. Greenwood; S. Telfer; J. King*

Commissioner Bly-Chester made a motion to have an agenda item added to a future Commission meeting to have County Counsel and Environmental staff report out on the status of the Somerset/Fairplay proposed permit(s) near Gray's Corner and any status of the permit(s) being considered discretionary and/or requirements of a CEQA (California Environmental Quality Act) review.

Commissioner Williams proposed edits to the motion to have staff return to the August 26, 2021 Commission meeting and provide an update to the Commission and the public regarding the recent comments and letter received regarding development of a commercial site in the Somerset area. Commissioner Bly-Chester agreed to the proposed edits to the motion but clarified that it is Environmental Management staff that should be providing an update to the Commission.

Discussions continued between Commissioners and staff regarding proposed construction near Gray's Corner.

Commissioner Bly-Chester amended her original motion to have an agenda item added to a future meeting, when it is more ripe to hear about this topic, to have County Counsel and Environmental Management staff report out on the status of the Somerset/Fairplay proposed permit(s) near Gray's Corner and any status of the permit(s) being considered discretionary and/or requirements of a CEQA (California Environmental Quality Act) review.

Commissioner Williams proposed edits to the amended motion to request County Counsel to provide the Commission a memo on staff's determination once they have completed their analysis.

Commissioner Bly-Chester agreed to amend the motion to request staff and County Counsel to provide the Commission a memo on status updates on the proposed permit(s) associated with construction of proposed project(s) near the Gray's Corner area. The motion was seconded by Commissioner Williams. Votes were by roll call.

**Yes:** 1 - Commissioner Bly-Chester

**Noes:** 4 - Commissioner Williams, Commissioner Ross, Commissioner Clerici and Commissioner Vegna

**AGENDA ITEMS**

2. [21-1161](#)

Hearing to consider the Serrano Village A14 project (Planned Development PD08-0004/Tentative Subdivision Map TM08-1464)\*\* to request: A) Development Plan for the Serrano Village A-14 residential subdivision including modifications to the development standards for the Single-Unit (R1) Residential Zone District including minimum lot size, minimum lot dimensions and building setbacks; B) A Phased Tentative Subdivision Map of a 35.78-acre parcel creating 51 single-unit residential lots ranging from 3,760 to 10,362 square feet in size, five landscape lots, one open space lot, three remainder lots and one 20.25-acre lot (for the approved Serrano Village C Phase 2 Tentative Map); and C) Design Waiver of the following El Dorado County Design and Improvement Standards Manual (DISM) road improvement standards: 1) Modification of Standard Plan 101B standards for roadway rights-of-way and improvement widths (including sidewalks and curbs) as shown on the Tentative Subdivision Map; 2) Reduction of a 100-foot centerline curve radii on B Street at Lots 3 and 43; 3) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive; and 4) Reduction of standard lot frontage width of 60 feet to 47 feet or as otherwise dimensioned on the tentative map on property identified by Assessor's Parcel Number 122-590-003, consisting of 35.78 acres, in the El Dorado Hills area, submitted by Serrano Associates LLC; and staff recommending the Planning Commission take the following actions: 1) Find the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; 2) Approve Planned Development PD08-0004 and Tentative Map TM08-1464 subject to the Findings and Conditions of Approval as presented; 3) Approve the following Design Waivers as presented: A) Modification of Standard Plan 101B standards for roadway rights-of-way and improvement widths (including sidewalks and curbs) as shown on the Tentative Subdivision Map; B) Reduction of a 100-foot centerline curve radii on B Street at Lots 3 and 43; C) Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median at Russi Ranch Drive and future Country Club Drive; and D) Reduction of standard lot frontage width of 60 feet to 47 feet or as otherwise dimensioned on the tentative map.

(Supervisory District 2)

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

**A motion was made by Commissioner Clerici, seconded by Commissioner Vegna, to approve this item as presented by staff with the following modification to Condition of Approval No. 4: Add "...including all applicable measures as discussed in the submitted project noise study (Exhibit S)...".**  
**Votes were by roll call.**



**Yes:** 2 - Commissioner Clerici and Commissioner Vegna

**Noes:** 3 - Commissioner Williams, Commissioner Ross and Commissioner Bly-Chester

**A motion was made by Commissioner Bly-Chester, seconded by Commissioner Williams, to conceptually deny the project and direct staff to return to the August 12, 2021 Planning Commission meeting with Findings for Denial as outlined by the Commission.**

**Votes were by roll call.**

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

**Noes:** 2 - Commissioner Clerici and Commissioner Vegna

## **ADJOURNMENT**

**Meeting was adjourned at 1:16 PM 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.