



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
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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, August 12, 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 922 6039 4179

**WATCH LIVE STREAM:** To observe the live stream of the Planning Commission meeting go to <https://zoom.us/j/92260394179>

**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**

**Commissioner Clerici arrived by remote attendance at 8:31 AM**

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

**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 Williams, seconded by Commissioner Vegna, to Adopt the Agenda and Approve the Consent Calendar. Votes were by roll call.

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

**CONSENT CALENDAR**

- 1. [21-1289](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the special meeting of July 19, 2021 and the regular meeting of July 22, 2021.

Item was Approved on the Consent Calendar.

**END OF CONSENT CALENDAR**

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

Rob Peters, Deputy Director of Planning, provided the Commission an update on: 1) the Heritage at Carson Creek project was approved by the Board of Supervisors at their meeting on Tuesday (August 10, 2021) with some modifications to the Development Agreement; 2) at the same Board meeting, the Montano project was approved by the Board of Supervisors based on the recommendations of the Planning Commission; and 3) a well permit was issued as a ministerial permit for the proposed construction near Gray's Corner, a septic permit would not be evaluated until an adequate water source was in place, and building and grading permits have not been approved and would be subject to the septic evaluation being conducted. Building, grading and septic permits, as long as standards have been met, will be processed as ministerial projects.

**COMMISSIONERS' REPORTS**

Commissioner Bly-Chester questioned staff on the proposed construction near Gray's Corner and status of Environmental Management's report out on CEQA (California Environmental Quality Act) review. Rob Peters, Deputy Director of Planning, noted that his Departmental Report is representative of Environmental Management's determination of the issuance of the well permit and Environmental Management will not be evaluating or issuing any permits related to septic until adequate proof of water is determined from the well permit. The well permit has been issued, so it can move forward but, the well permit has not been finalized.

Commissioner Bly-Chester mentioned that it is her understanding that there was a community meeting with a Native American group and noted that the Native American group has interest in the project site but Commissioner Bly-Chester stated she was not aware of the outcome of that meeting.

Commissioner Bly-Chester questioned staff on the decision and response made regarding recent comments and letters received regarding the discretionary ability of the County as it pertains to proposed development of a commercial site in the Somerset area. Rob Peters, Deputy Director of Planning, noted he provided an update on permit status for the project and stated it was his understanding that the determination on the well permit and other associated permits are being handled as ministerial projects.

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

**PUBLIC FORUM / PUBLIC COMMENT**

There was no public comment.

**AGENDA ITEMS**

2. [21-1161](#) Returning at the Commission’s direction for final action of the Serrano Village A14 project (Planned Development PD08-0004/Tentative Subdivision Map TM08-1464)\*\* consisting of requests for: 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 Commission take the following actions consistent with the Commission’s conceptual action and direction to staff:  
 1) Deny Serrano Village A14 project (Planned Development PD08-0004/Tentative Subdivision Map TM08-1464) based on the Findings of Denial as presented.  
 (Supervisory District 2) (Cont. 07/22/2021, Item 2)

**A motion was made by Commissioner Williams, seconded by Commissioner Ross, to Deny Serrano Village A14 project based on the Findings of Denial as presented by staff.  
 Votes were by roll call.**

**Yes:** 1 - Commissioner Ross

**Noes:** 3 - Commissioner Williams, Commissioner Clerici and Commissioner Vegna

**Abstained:** 1 - Commissioner Bly-Chester

**A motion was made by Commissioner Vegna, seconded by Commissioner Clerici, to continue this item to the August 26, 2021 Planning Commission meeting.**

**The motion was modified by Commissioner Vegna, seconded by Commissioner Clerici, to continue this item to the August 26, 2021 Planning Commission meeting to reanalyze the project based on the edits made to the Design Standards as provided by the applicant.**

**Votes were by roll call.**

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

**Noes:** 1 - Commissioner Ross

**Abstained:** 1 - Commissioner Bly-Chester

## **ADJOURNMENT**

**Meeting was adjourned at 9:16 AM 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.