



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
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Minutes - Draft 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, August 8, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/85436656299>

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

OR

Live Streamed

ADDENDUM

There has been a change in the title for item 3.

Item 4 is hereby added to the Consent Calendar.

PUBLIC PARTICIPATION INSTRUCTIONS: The Planning Commission 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 854 3665 6299. 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/85436656299>

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 instructions to access the meeting.

Planning Commission video recordings, agendas, staff reports, supplemental materials and meeting 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 of the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

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. The Clerk of the Planning Commission 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.

Materials related to an item on this agenda submitted to the Planning 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.

CALL TO ORDER / ROLL CALL

Meeting was called to order at 8:30 AM by Chair Nevis.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Nevis 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 Boeger, seconded by Commissioner Reinhardt, to Adopt the Agenda and Approve the Consent Calendar this matter.

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

CONSENT CALENDAR

- 1. [24-1387](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 25, 2024.

This item was approved on the Consent Calendar.

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

- 4 [24-1447](#) Clerk of the Planning Commission recommending the Commission approve a CORRECTION to the APPROVED MINUTES of the regular meeting of June 27, 2024 to add the vote tally for item number 6 (24-1110) Conditional Use Permit CUP-R24-0003 Five-Year Review of Special Use Permit S17-0010.

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)

Commissioner Boeger reported on the following:
Documents on Legistar can be difficult to download on the County's Wi-fi or from home. She stated that the "Projects In Your Area" web page is amazing and would like to eventually see items on Legistar presented such that it makes it easy for the public and easy for the Commissioners to navigate.

Chair Nevis reported on the following:
The Town and Country EIR presentation taking place in the Planning Commission hearing room is a public meeting and not a Planning Commission meeting.

Ande Flower, Planning Manager, reported on the following:
The Town and Country EIR presentation will be held on August 22, 2024.

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: K. Payne

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. [24-1291](#) 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) (cont. 07/25/24, Item #3)

Public Comment: K. Payne

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

Commissioner Williams recused himself from item #2 due to the following: 1) received new information that could be inferred as influencing his bias, 2) as a member of the Heritage Homeowners Association it could be inferred he has financial interest and could share in the liabilities on legal action and 3) his proximity to the project. Commissioner Williams left the hearing room at 8:39 a.m.

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

Yes: 3 - Commissioner Boeger, Commissioner Nevis and Commissioner Reinhardt

Noes: 1 - Commissioner Harkin

Recused: 1 - Commissioner Williams

3. [24-1388](#)

~~A staff led informational workshop to introduce projects for the Planning Commission in a setting less formal than a public hearing. No action or recommendation to the Board of Supervisors is being sought from Planning Commissioners for this item.~~

Informational Workshop on the Proposed Village of Marble Valley Specific Plan (A14-0004/Z14-0006/SP12-0003/DA14-0002/PD14-0005) and the Proposed Lime Rock Valley Specific Plan (A14-0002/Z14-0003/SP12-0001/DA14-0004/PD14-0003).

Public Comment: L. Campbell, B. Thompson, S. Palmer, L. Stanfell, B. Tyler, J. Blodgett, T. Israel, E. Trillquato, K. Jermstad, T. Hyatt, John, K. Payne, D. Wolfson, G. Posey

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

Jefferson Billingsley, Deputy County Counsel, stated that his personal residence is in close proximity to both of the projects and will not be participating in the Planning Commission hearing. He left the hearing room at 8:48 a.m.

Commissioner Williams returned to the hearing room at 8:48 a.m. He expressed his concern about hearing two Specific Plan projects at the same time. He also found it troubling to receive a data dump from staff at 5:00 p.m. the evening before the hearing, not giving enough time for the public or the Commission to review the materials.

Commissioner Boeger agreed that for a hearing all the materials should be available in a timely manner. However, as it's a workshop, she is comfortable with having the conversation.

Chair Nevis agreed with Commissioner Williams that when it comes to a hearing that the last minute data dump is not going to go over well. However, as this is a workshop and is informational, Commissioner Nevis stated that he is comfortable proceeding.

No action was taken on this item.

ADJOURNMENT

The meeting was Adjourned at 11:15 A.M. 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.