



County of El Dorado

Minutes - Draft Planning Commission

Bob Williams, Chair, District 2
Patrick J. Frega, First Vice-Chair, District 5
Jeff Hansen, Second Vice-Chair, District 3
David Spaur, District 1
Tim Costello, District 4

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Planning and Building
Department
2850 Fairlane Court
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Wednesday, September 10, 2025

9:00 AM

<https://edcgov-us.zoom.us/j/87181974856>

2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

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 871 8197 4856. 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/87181974856>

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.

9:00 A.M.

CALL TO ORDER / ROLL CALL

Chair Williams called the meeting to order at 9:00 A.M.

Present: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Costello

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 an item be removed from the Consent Calendar for discussion and a separate Commission action.

Public Comment: S. Taylor

A motion was made by Commissioner Frega, seconded by Commissioner Hansen, to Adopt the Agenda and Approve the Consent Calendar with no changes.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Costello

CONSENT CALENDAR

1. [25-1484](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 14, 2025.

This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: D. Getz

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. [25-1503](#)

Hearing to consider Town & Country Village El Dorado General Plan Amendment (GPA22-0003), Specific Plan Revision (SP-R21-0002), Rezone (Z21-0013), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), Conditional Use Permit (CUP23-0008) request for

- 1) A General Plan Amendment (GPA) to modify the existing Community Region Boundary;
- 2) A Revision to the Bass Lake Hills Specific Plan (BLHSP) (SP-R) to establish:
 - a. Three (3) new land use designations, including Commercial (C), Multi-Family Residential (MFR), and Open Space (OS);
 - b. A Revision to the BLHSP Public Facilities Financing Plan (PFFP);

and

- 3) A Rezone (Z) from Residential Estate-10 acres (RE-10) to:
 - a. Community Commercial (CC), Multi-Unit Residential (RM), and Open Space (OS); and
 - b. Add Planned Development (-PD) overlay to the requested rezoned areas;
- 4) A Planned Development Permit (PD) to:
 - a. Establish -PD overlay over the Project Development Area and the Program Study Area to comply with BLHSP implementation requirements and to approve the conceptual site plan and building elevations; and
 - b. Allow the maximum building height to be increased from 50 feet to 64 feet for the two (2) proposed hotels and event center/museum within the Project Development Area;
- 5) A Tentative Subdivision Map (TM) to subdivide the project consisting of three (3) existing parcels into 16 lots: Parcels 1 and 2 would be designated for residential development; Parcels 3 through 5 would remain open space; Parcels 12 through 14 would be developed with commercial uses; the remaining parcels are within the Program Study Area and are not proposed for development at this time; and
- 6) A Conditional Use Permit (CUP) for authorizing 56 residential units to be used as lodging facilities in the proposed RM zone.

The property, identified by Assessor's Parcel Numbers 119-080-021, 119-080-025, and 119-080-027, consisting of 57.01 acres, is located to the north of U.S. Highway 50 (US 50), east of Bass Lake Road, in the El Dorado Hills area. Submitted by Josh Pane.

Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Certify the Final EIR (SCH#: 2023070297) and adopt the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program;
- 2) Adopt the General Plan Amendment (GPA22-0003);
- 3) Adopt the Revision to the BLHSP and the Revision to the BLHSP Public Facilities Financing Plan (SP-R21-0002); and
- 4) Approve the Rezone (Z21-0013), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and Conditional Use Permit (CUP23-0008) based on the Findings and subject to the Conditions of

Approval as presented herein.

(Supervisory District 1)

Public Comment: L. Campbell; S. Ferry; P. Evenhuis; J. Albano; No Name Given; D. Muller; K. Mars; R. LaFrom; K. Payne; L. Hernandez; M. Mehrshahi; S. Taylor; L. Boeger; L. Brent-Bumb; T. Madsen; K. Staley; K. Lishman; E. Rodriguez; J. Davey

Chair Williams opened the hearing. Commissioner Spaur disclosed that he met with applicant team; Commissioner Frega disclosed that he met with the project proponents and visited the project site; Commissioner Costello disclosed that he met with the applicant's staff on site and with the Department of Transportation (DOT); Chair Williams disclosed having met with the applicant many times over the past six (6) years; and Commissioner Hansen disclosed that he met with DOT.

Upon hearing from staff and the public, Chair Williams closed the hearing. A motion was made by Commissioner Frega, seconded by Commissioner Spaur, to recommend that the Board of Supervisors certify the Final EIR (SCH#: 2023070297) and adopt the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, consistent with staff's Recommendation #1.

Yes: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Hansen and Costello

Noes: 1 - Commissioner Williams

A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to recommend that the Board of Supervisors adopt the General Plan Amendment (GPA22-0003), consistent with staff's Recommendation #2.

Yes: 3 - Commissioner Frega, Commissioner Spaur and Commissioner Hansen

Noes: 2 - Commissioner Williams and Costello

A motion was made by Commissioner Hansen, seconded by Commissioner Spaur, to recommend that the Board of Supervisors Adopt the Revision to the BLHSP and the Revision to the BLHSP Public Facilities Financing Plan (PFFP) (SP-R21-0002) including finding that revisions to the Capital Improvement Plan (CIP) within the BLHSP PFFP are consistent with the General Plan, consistent with staff's Recommendation #3.

Yes: 3 - Commissioner Frega, Commissioner Spaur and Commissioner Hansen

Noes: 2 - Commissioner Williams and Costello

A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to recommend that the Board of Supervisors approve the Rezone (Z21-0013), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and Conditional Use Permit (CUP23-0008) based on the Findings and subject to the Conditions of Approval, consistent with staff's Recommendation #4, with the additional conditions that: (1) the project not exceed the 814 residential dwelling units identified in the Proposed Land Use Summary in the Staff Report; and (2) the hotel be connected to El Dorado Irrigation District (EID) sewer and water service rather than septic.

Yes: 3 - Commissioner Frega, Commissioner Spaur and Commissioner Hansen

Noes: 2 - Commissioner Williams and Costello

25-1610

Consideration of Cancellation of the September 11, 2025, Regular Planning Commission Meeting.

A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to cancel the September 11, 2025 Planning Commission Meeting.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and Costello

ADJOURNMENT

Chair Williams adjourned the meeting at 3:59 P.M.

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.