



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

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

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

Thursday, April 23, 2026

8:30 AM

<https://edcgov-us.zoom.us/j/85951389848>

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

For Purposes of the Brown Act § 54954.2 (a), the numbered items on this Agenda give a brief description of each item of business to be transacted or discussed. Recommendations of the staff, as shown, do not prevent the Commission from taking other action.

The County of El Dorado strives to ensure all Commission agenda materials are ADA-compliant. However, in limited circumstances, attachments to agenda items may not be fully accessible to individuals with disabilities. We remain committed to ensuring the agenda materials are accessible to and usable by individuals with disabilities to the maximum extent possible. Alternative formats for the requested agenda materials can be made available upon request to the Clerk of the Planning Commission at 530-621-5355 or via email, planning@edcgov.us, preferably no less than 24 hours in advance of the meeting.

PUBLIC PARTICIPATION INSTRUCTIONS

In accordance with the Ralph M. Brown Act and recent updates under Senate Bill 707, the El Dorado County Planning Commission is committed to ensuring accessible and inclusive public meetings where remote participants have the same opportunity to address the Commission in-person attendees. There are multiple ways to attend, view, and participate:

In-Person: Attend and provide comments in-person at the Planning Commission Hearing Room.

Zoom: Join the meeting at: <https://edcgov-us.zoom.us/j/85951389848>

- Meeting ID: 859 5138 9848

- You may join the live stream 15 minutes prior to the posted meeting start time.

- To make a public comment via Zoom, use the "Raise Hand" feature.

By Phone: Call 530-621-7603 or 530-621-7610

- Press *9 to indicate your desire to comment.

Written Comments: If you prefer not to attend or speak during the meeting you may submit written comments on specific agenda items. Please email your comments to planning@edcgov.us by 2 PM the day before the meeting to ensure timely distribution to the Commission. All written comments will be entered into the public record. The clerk cannot guarantee that any public comment received after the deadline will be delivered to the Commission prior to any action on the subject matter.

By participating in this meeting, you acknowledge that you are being recorded and may be publicly broadcast.

Planning Commission agendas, staff reports, supplemental materials, meeting minutes, and video recordings are available at: <http://eldorado.legistar.com/Calendar.aspx>
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.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Each speaker will be allotted up to three (3) minutes to address the Commission.

- If time is exceeded, the speaker's microphone will be muted
- Individuals may speak only once during each designated public comment period.

At the Commission's discretion, the Commission may establish:

- A specific time limit per speaker, and/or
- A total time limit for public comment on any item or Open Forum.

Applause, outbursts, or other disruptions are not permitted in the Hearing Room.

8:30 A.M. - CALL TO ORDER & ROLL CALL

Chair Frega called the meeting to order at 8:30 AM. Commissioner Spaur was absent.

- Present:** 4 - Commissioner Frega, Commissioner Williams, Commissioner Hansen and Commissioner Costello
- Absent:** 1 - Commissioner Spaur

PLEDGE OF ALLEGIANCE TO THE FLAG

ANNOUNCEMENTS REGARDING THE AGENDA

Robert Peters, Deputy Director of Planning, announced that the Missouri Flat Planning Cost Reimbursement Fee item has been tentatively continued to August 27, 2026, and that R. Guilford accepted the permanent role of Clerk of the Planning Commission.

ATTENDANCE UPDATE

Commissioner Spaur joined the meeting at 8:34 AM.

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

APPROVAL OF THE CONSENT CALENDAR

Public Comment: None

A motion was made by Commissioner Williams, seconded by Commissioner Costello, to adopt the agenda and approve the consent calendar with one change. Commissioner Hansen abstained.

- Yes:** 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Costello
- Abstained:** 1 - Commissioner Hansen

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.

CONSENT CALENDAR

1. **26-0526** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 12, 2026.

This item was approved on the consent calendar.

2. **26-0499** Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure and Adam Anderson, Coloma Lotus Whitewater, for a River Use Permit User Day Allocations Transfer.

Staff recommends the Planning Commission take the following action:
1) Approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 40 weekend user day allocations from River Use Permit #28 to River Use Permit #20.

This item was approved on the consent calendar.

END OF CONSENT CALENDAR

OPEN FORUM

Public Comment: L. Campbell; G. Kowtha; T. Mccan

Open Forum is an opportunity for members of the public to address the Planning Commission on subject matter that is not on their meeting agenda and within their jurisdiction. Public comments during Open Forum are limited to three minutes per person. The Chair may limit public comment during Open Forum.

AGENDA ITEMS

3. 26-0684

Department of Transportation recommends that the Planning Commission:

- 1) Approve the Finding of Consistency of the 2026 Annual Capital Improvement Program (CIP) with the General Plan; and
- 2) Approve the Finding of Consistency for the following to be included in the Annual CIP:
 - a) Add new project Silva Valley Parkway at Appian Way Intersection Improvements, CIP 36105087 to the 2026 CIP; and
 - b) Remove El Dorado Hills Blvd Overlay - Saratoga to Harvard Way, CIP 36105049, from the 2026 CIP.

Public Comment: L. Campbell; G. Kowtha; T. Mccan; B. Smyth

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

Commissioner Williams and Commissioner Spaur disclosed that they met with the Department of Transportation. Commissioner Williams also met with local groups from district 2.

A motion was made by Commissioner Williams to delay any consideration of this item until Commissioners are able to review the entire plan document. The motion failed for lack of second.

A second motion was made by Commissioner Hansen, seconded by Commissioner Costello, to recommend that the Board of Supervisors approve the item as presented by staff with a comment from Commissioner Costello recommending that the Board work with the Department of Transportation on the Durock Road realignment to help ensure the work can be completed in a timely manner and coordinated with the Arco construction.

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

Noes: 2 - Commissioner Spaur and Commissioner Williams

4. 26-0624

Hearing to consider CONDITIONAL USE PERMIT - REVISION CUP-R25-0005/ATC - Wooden Pole to Monopine request to allow the modification and continued operation of a wireless communication facility including the removal of an existing 47-foot-tall wood monopole and replacement with a 63-foot-tall steel monopine to reside within the existing ATC 40-foot by 60-foot lease area.

The property, identified by Assessor's Parcel Number 325-290-006, consisting of 10.3 acres, is located on the east side of Gold Nugget Way, approximately 600 feet south of the intersection with Forni Road in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Epic Wireless Group LLC, Melissa Ofina;

Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP-R25-0005 to be Categorically Exempt pursuant to Section 15302, Replacement or Reconstruction, of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP-R25-0005 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 3)

Public Comment: M. Hunter

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Spaur, to continue the item to a date certain of May 14, 2026.

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

- 5. **26-0625** Hearing to consider REZONE AND TENTATIVE PARCEL MAP, Z24-0007/P25-0001/Wilson Rezone and Parcel Map request to rezone from Residential Estate, Five-Acre minimum (RE-5) to Residential, One-Acre minimum (R1A), and a Tentative Parcel Map dividing the 7.94-acre property into two (2) parcels of approximately 1.5 acres and 6.43 acres.

The property, identified by Assessor’s Parcel Number 051-190-008, consisting of 7.94 acres, is located on the northeast side of Coon Hollow Road, approximately 600 feet east of the intersection with Excelsior Road, in the Placerville Community Region, within the City of Placerville Sphere of Influence, submitted by Teri Ottens, Trustee/Marilyn Wilson, Wilson Family Trust;

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

1. Determine that pursuant to CEQA Guidelines, that environmental review may be streamlined pursuant to Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning.
2. Approve Rezone Z24-0007 and Tentative Parcel Map P25-0001, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 3)

Public Comment: None

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Costello, to approve staff’s recommendations to forward to the Board of Supervisors.

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

6. 26-0626

Hearing to consider an APPEAL received from Bill Wilde appealing the approval of Design Review Permit DR24-0010/Business Drive Open Storage Lot submitted by Jim Dillingham, D&Z Structural Engineering to allow temporary construction-material storage.

The property, identified by Assessor's Parcel Number 109-480-027, consisting of 4.48 acres, is located adjacent to Shingle Lime Mine Road at the western edge of the Barnett Business Park, in the Shingle Springs Community Region, approximately 0.5 miles south of the intersection of Durock Road and Shingle Lime Mine Road.

Staff recommends the Planning Commission (PC) consider the attached exhibits and receive appellant and applicant comments to determine the appropriate amount of landscaping to require and then instruct staff to revise the original Findings and/or Conditions of Approval and approve DR24-0006.

(Supervisory District 4)

Public Comment: D. Anderly

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.

Commissioner Costello disclosed that they visited the site.

A motion was made by Commissioner Costello, seconded by Commissioner Spaur, to deny the appeal and to revise the conditions of approval to include that the applicant provide a landscape plan.

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

STAFF AND COMMISSIONER UPDATES

Robert Peters, Deputy Director of Planning, reported on the following:

The May 12 Board of Supervisors meeting.

The March 24 Long Range Planning report to the Board of Supervisors.

An Economic Development staffing update.

Karen L. Garner, Director of Planning and Building, reported on the following:

The Grizzly Flats Title 25 Program has partnered with Homemade Sacramento and the kickoff event Wednesday, April 29, 2026.

The Whitehall Building on Highway 50.

Commissioner Williams reported on the following:

The Cameron Park Design Standards and El Dorado Hills.

Commissioner Costello reported on the following:

The work along Ponderosa Road.

This is an opportunity for planning staff and Commission members to provide short informational updated on matters of concern. (May be called at any time during the meeting)

ADJOURNMENT

Chair Frega adjourned the meeting at 12:25 PM.

If you challenge an 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.