



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
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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

Thursday, December 11, 2025

8:30 AM

<https://edcgov-us.zoom.us/j/88450550332>

BOARD OF SUPERVISORS HEARING ROOM, 330 Fair Lane, Building A Placerville, CA

Teleconferencing Location:

El Dorado Center 3368 Lake Tahoe Blvd # 102, South Lake Tahoe, CA 96150

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 884 5055 0332. 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/88450550332>

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

Chair Williams called the meeting to order at 8:30 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: None

A motion was made by Commissioner Spaur, seconded by Commissioner Frega, 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. [25-1933](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the Special meeting of November 12, 2025.
This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: K. Payne; L. Campbell

[25-2014](#)

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. [25-1985](#)

Hearing to consider Planned Development Permit, PD23-0002/Greenstone RV and Boat Storage request to allow for the construction and operation of an RV and boat storage facility, consisting of 151 rentable parking spaces, and a 540-square-foot rental office with an alternative landscape plan. The property, identified by Assessor's Parcel Number 319-260-066, consisting of 5 acres, is located on the north side of Greenstone Cutoff, approximately 550 feet north of the intersection with Mother Lode Drive, in the Kingsville area, within the El Dorado Diamond Springs Community Region, submitted by Paul and Karen Funk;

Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15074(d), incorporated as Conditions of Approval; and
3. Approve Planned Development Permit PD23-0002 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)*

Public Comment: K. Payne; L. Campbell

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

A motion was made by Commissioner Costello, seconded by Commissioner Spaur, to approve staff's recommendations 1-3.

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

3. [25-1986](#) Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to the Conservation and Open Space Element of the El Dorado County (County) General Plan; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to: 1) Adopt the Addendum to the County's General Plan Environmental Impact Report (EIR), certified in May 2003 (State Clearinghouse Number 2001082030) (Exhibit A); and 2) Approve a General Plan Conservation and Open Space Element amendment, based on the Findings in Exhibit D.

Funding: General Fund

Public Comment: S. Taylor; K. Payne; L. Campbell

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

A motion was made by Commissioner Frega, seconded by Commissioner Hansen, to forward a recommendation to the Board of Supervisors to: 1) Adopt the Addendum to the County's General Plan Environmental Impact Report; and 2) Approve a General Plan Conservation and Open Space Element amendment with a request for staff to prepare stronger language for the proposed policy changes to the element to be presented to the Board.

4. [25-1987](#) Hearing to consider adoption of the Shingle Springs Design Standards and Guidelines (Shingle Springs DSG) and Zoning Ordinance amendments to implement the Shingle Springs DSG. Staff recommends the Planning Commission (Commission) forward the following recommendations to the Board of Supervisors (Board): 1) Adopt the Addendum to the County 2015 Targeted General Plan Amendment and Zoning Ordinance Update Final Environmental Impact Report (FEIR), certified in December 2015 (State Clearinghouse No. 2012052074) (Legistar Attachment A); and 2) Approve the Shingle Springs DSG and associated minor Zoning Ordinance amendments to implement the Shingle Springs DSG as presented, based on the Findings in Attachment A.

Public Comment; K. Payne; L. Campbell

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

A motion was made by Commissioner Costello, seconded by Commission Spaur, to forward a recommendation to the Board of Supervisors to: 1) Adopt the Addendum to the County 2015 Targeted General Plan Amendment and Zoning Ordinance Update Final Environmental Impact Report (FEIR), and 2) Approve the Shingle Springs DSG and associated minor Zoning Ordinance amendments to implement the Shingle Springs DSG as presented, with a request that staff revise Page 9, Section 2.4, and Page 11, Figure 3, to include language clearly defining "ministerial" and emphasizing that all ministerial reviews must comply with all County ordinances.

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

TO AND FROM:

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)

**Robert Peters, Deputy Director of Planning, reported on the following:
The January Planning Commission meetings, the Bylaws, and the Durock
AM/PM appeal to the Board of Supervisors.**

**Chair Williams reported on the following:
The California County Planning Commission Conference, and an event with
former Representative Connie Conway.**

**Commissioner Frega reported on the following:
The Whitehall Building and the Pollock Pines Town Hall event.**

ADJOURNMENT

Chair Williams adjourned the meeting at 11:46 A.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.

*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.