



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, April 24, 2025

8:30 AM

<https://edcgov-us.zoom.us/j/82221116339>

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 822 2111 6339. 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/82221116339>

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 Williams.

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.)

Public Comment: D. Getz

A motion was made by Commissioner Hansen, 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. [25-0588](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 27, 2025.

This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: D. Getz, S. Ferry, S. Taylor, L. Campbell

[25-0691](#)

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. [25-0558](#) Hearing to consider appeals received from Steve Viani (ADM-A25-0001) and John Chapman (ADM-A25-0002) appealing the Planning and Building Department Director's March 24, 2025, approval of Administrative Permit Application ADM24-0020 proposing an electric gate across the private road easement for Equestrian Way. The property, identified by Assessor's Parcel Number 104-080-029, consisting of 39.94 acres, is located on 2370 Equestrian Way in the Pilot Hill area, approximately 3,750 feet southeast of the intersection with Salmon Falls Road. Staff recommends the Planning Commission deny the appeals and uphold the approval of Administrative Permit ADM24-0020, based on the Findings and subject to the Compliance Standards as approved by the Planning and Building Department Director.

(Supervisory District 4)

Public Comment: R. Parietti

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

A motion was made by Commissioner Costello, seconded by Commissioner Frega, to accept staff recommendation to deny the appeals and uphold the approval of Administrative Permit ADM24-0020.

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

3. [25-0666](#) Hearing to consider Ponte Palmero Phase II (Tentative Parcel Map Time Extension P-E24-0004) Request for two (2) one-year time extensions to the approved Ponte Palmero Phase II Tentative Parcel Map resulting in a new expiration date of December 12, 2026 on property identified by Assessor's Parcel Number 083-350-057, consisting of 19.87 acres, located on the west side of Ponte Morino Drive approximately 1,000 feet north of the intersection with Palmer Drive, in the Cameron Park area, submitted by Erik Pilegaard/Cameron Park Senior Living, LLC; staff recommends the Planning Commission take the following actions:
- 1) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, that there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report (EIR) or an Addendum to the existing EIR, which was certified by the Board of Supervisors on December 12, 2017; and
 - 2) Approve Tentative Parcel Map Time Extension P-E24-0004 extending the expiration of the approved Ponte Palmero Phase II Tentative Parcel Map by two (2) years to December 12, 2026, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

Public Comment: S. Taylor

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

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to accept staff recommendations 1 and 2.

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

4. [25-0664](#) Hearing to consider the Superior Self Storage, Phase 3 (Planned Development Permit Revision PD-R23-0003) to request a Planned Development Permit Revision, PD-R23-0003, to an approved Development Plan (PD95-0002, PD95-0002-R, PD95-0007-R, PD-R19-0001, PD-R20-007) to allow development of Phase 3 to an existing self-storage facility, Superior Self Storage, for an additional four (4) buildings totaling 67,956 square feet to provide 557 storage units ranging in size from 25 square feet to 480 square feet. The project includes associated improvements for parking, signage, lighting, and landscaping, identified by Assessor's Parcel Number 117-160-064 (Exhibit C), consisting of 14.8 acres, on the southwest corner of the intersection between Town Center Boulevard and Latrobe Road, Village U in the El Dorado Hills Specific Plan (EDHSP) area, and Planning Area A in the Town Center Development Plan (Exhibits A, B, J, K), submitted by Superior Storage Group/Dave Kindelt; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Subsequent Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Planned Development Permit Revision, PD-R23-0003, based on the Findings and subject to the Conditions of Approval (COA) as edited and presented herein.
- (Supervisory District 1)

Public Comment: S. Taylor

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

Commissioner Spaur stated that he toured the site.

A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to accept staff recommendations 1 and 2.

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

5. [25-0697](#) The Executive Secretary of the Commission recommending the Planning Commission adopt Resolution 25-01 amending the Planning Commission Bylaws with said amendments becoming effective upon approval by the Board of Supervisors. The amended bylaws reflect modifications discussed by the Planning Commission at its March 27, 2025, hearing.

Public Comment: S. Taylor

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

A motion was made by Commissioner Spaur, seconded by Commissioner Frega, to adopt Resolution 25-01 including the edits made during the meeting.

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

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)

Robert Peters, Deputy Director of Planning, reported on the following:
The May 8 Planning Commission will be cancelled and two commissioners will be absent for the May 22 Planning Commission.

Commissioner Hansen reported on the following:
PG&E's major work effort to underground power lines in Camino.

Commissioner Spaur reported on the following:
His meeting with Chair Williams to discuss/review specific plans within Districts 1 and 2.

Commissioner Williams reported on the following:
His meeting with Commissioner Hansen to discuss potential upcoming workshops, and the continuing discussions around the proposed cityhood of El Dorado Hills.

Commissioner Frega reported on the following:
His meeting with Raelene Nunn and a potential future presentation from the Commission on Aging.

Commissioner Costello reported on the following:
The Board of Supervisors approval of the Design Standards for Shingle Springs, and the Department of Transportation's public meeting regarding road improvements along Ponderosa Road.

ADJOURNMENT

The meeting was adjourned at 11:39 a.m. by Chair Williams.

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.