



# County of El Dorado

## MEETING AGENDA Planning Commission

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone:530-621-5355  
fax:530-642-0508

*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*

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Thursday, April 23, 2026

8:30 AM

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

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**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](mailto: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](mailto: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****PLEDGE OF ALLEGIANCE TO THE FLAG****ANNOUNCEMENTS REGARDING THE AGENDA****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.

**CONSENT CALENDAR**

1. [26-0526](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 12, 2026.
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.

**END OF CONSENT CALENDAR**

**OPEN FORUM**

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.

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.

(Supervisorial District 3)

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)

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)

**STAFF AND COMMISSIONER UPDATES**

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

**ADJOURNMENT**

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.