



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
Placerville CA 95667
www.edcgov.us
phone: 530-621-5355
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Wednesday, November 12, 2025

9:00 AM

<https://edcgov-us.zoom.us/j/86229276078>

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 862 2927 6078. 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/86229276078>

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 9:10 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; R.

A motion was made by Commissioner Frega, seconded by Commissioner Costello, 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. 25-1833** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 23, 2025.
This item was approved on the Consent Calendar.
- 2. 25-1834** Clerk of the Planning Commission recommending the Commission approve the 2026 Planning Commission Meeting Schedule.
This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: S. Taylor; R.

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

3. 25-1835

Hearing to consider Conditional Use Permit, CUP23-0007/Durock Road AM/PM request for the proposed construction and ongoing operation of a new ARCO AM/PM that would consist of a 3,349-square-foot convenience store, a 100-foot-long automatic car wash, a 4,606-square-foot fuel canopy with six (6) fuel islands and twelve (12) fueling positions, and three (3) underground storage tanks. The property, identified by Assessor's Parcel Numbers 109-080-012 and 109-080-013, consisting of 3.69 acres, is located on the southwest corner of the intersection between South Shingle Road and Durock Road, in the Shingle Springs Community Region, submitted by Strauch and Company; Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines*;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d) (Exhibit Q); and
3. Approve Conditional Use Permit CUP23-0007, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 4)

Public Comment: J. Maynard; S. Taylor; B. B.; R.

Chair Williams opened the hearing. Commissioner Frega disclosed that they met with the applicant; Costello disclosed that they had met with the applicant while part of the Shingle Springs Community Alliance and lives near the location; Chair Williams disclosed that they visited the site.

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

A motion was made by Commissioner Costello, seconded by Chair Williams, to deny to the project but no vote was taken. A second motion was made by Commissioner Hansen, seconded by Commissioner Spaur, to approve staff's recommendations 1-3 with the addition of Condition of Approval #71: The CUP is modified to delay the opening of the carwash until completion of County CIP #36104008 or January 1, 2030, which occurs first.

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

Noes: 2 - Commissioner Williams and Costello

1:00 P.M. - TIME ALLOCATION (Items will not be heard prior to the time stated)

4. 25-1836

Hearing to consider General Plan Amendment GPA20-0001/ Rezone Z20-0005/ Specific Plan SP20-0001/ Tentative Subdivision Map TM20-0002/

Creekside Village Specific Plan- Reduced Impact Alternative request the following entitlements:

1. Amendment of the County of El Dorado General Plan to change the project site from Research & Development (R&D) to Adopted Plan (AP);
2. Rezone of the project site from R&D to Creekside Village Specific Plan (CV-SP);
3. Adoption of the Creekside Village Specific Plan - Reduced Impact Alternative (CVSP-RIA) for development of approximately 208 acres of land with a mix of residential (maximum 763 dwelling units), parks, optional neighborhood commercial, and open space land uses; and
4. Approval of a Tentative Subdivision Map for individual single-family lots within the CVSP-RIA.

The property, identified by Assessor's Parcel Numbers 117-010-032 and a portion of 117-720-012, consisting of 208 acres, is located approximately 3 miles south of U.S. Highway 50 (US 50) on the west side of Latrobe Road, in the unincorporated community of El Dorado Hills, submitted by Winn Communities/ George Carpenter;

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

1. Certify the Creekside Village Specific Plan (CVSP) Final Environmental Impact Report (SCH#2020110052) and adopt the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program (MMRP); and
2. Adopt the General Plan Amendment (GPA20-0001), and approve the Rezone (Z20-0005), Creekside Village Specific Plan - Reduced Impact Alternative (SP20-0001), and Tentative Subdivision Map for the Reduced Impact Alternative (TM20-0002), subject to the Findings and Conditions of Approval as presented herein.

(Supervisory District 2)

Public Comment: R. Daly; S. Taylor; G. Mathis; T. Chatfield; G. J.; K. Payne; L. Campbell; J. Harn

Chair Williams opened the hearing. Commissioner Frega disclosed that they met with the applicant and visited the site; Chair Williams disclosed a longstanding interest in prior versions of the project and noted previous opposition. They clarified that they have not participated in the matter since joining the Planning Commission.

Upon hearing from staff and the public, Chair Williams closed the hearing. A motion was made by Commissioner Spaur, seconded by Chair Williams, to recommend that the Board of Supervisors deny the entitlements in favor of a more comprehensive plan better aligned with the existing general plan and zoning.

Yes: 3 - Commissioner Spaur, Commissioner Williams and Costello

Noes: 2 - Commissioner Frega and Commissioner Hansen

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)

ADJOURNMENT

Chair Williams adjourned the meeting at 5:09 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.

*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.