



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
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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, February 26, 2026

8:30 AM

<https://edcgov-us.zoom.us/j/89950675769>

Planning Commission Hearing Room
2850 Fairlane Court, Building C, Placerville, CA 95667
Teleconferencing Location: El Dorado Center
3368 Lake Tahoe Blvd # 102, South Lake Tahoe, CA 96150

In accordance with the Ralph M. Brown Act and recent updates under Senate Bill 707 (SB 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 as in-person attendees.

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.

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.

PUBLIC PARTICIPATION INSTRUCTIONS

Planning Commission meetings are open to the public and 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/89950675769>

- Meeting ID: 899 5067 5769
- 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

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

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS REGARDING THE AGENDA

APPROVAL OF THE CONSENT CALENDAR

Public Comment: None

A motion was made by Commissioner Williams, seconded by Chair Costello, to Adopt the Agenda and Approve the Consent Calendar with no changes.

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

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. **26-0247** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 22, 2026.
This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

OPEN FORUM

Public Comment: D. Getz

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

2. 26-0262

Chief Administrative Office, Parks & Trails Division-River Program, submitting APPLICATION FOR RENEWAL OF RIVER USE PERMIT submitted by Action Whitewater Adventure, American Whitewater Expeditions, H2O Adventures, and River Runners, request the Planning Commission to:

1. Pursuant to CEQA Guidelines Section 15162 and subsection 15168(c) (2), finds that River Use Permits were an activity analyzed for potential environmental effects within the scope of the project in the 2001 Program Environmental Impact Report (EIR) for the RMP, that all potentially significant effects from the approval of River Use Permits were addressed by the EIR, and that no new environmental document is required for the approval of River Use Permits; and
2. approves three-year River Use Permits for applicants meeting the standards of the Streams and Rivers Commercial Boating Ordinance Chapter 5.48. Therefore, permits 72, 48, 45, 40, 34, 05, 67, 63, 44, 28, 13 are recommended for a three-year renewal.

Public Comment: E. Cartier

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

A motion was made by Commissioner Costello, seconded by Commissioner Spaur, to Approve staff's recommendations.

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

3. 26-0182

Hearing to consider REZONE AND TENTATIVE PARCEL MAP, P25-0009, PD25-0004, Z25-0005, Ranney Condo Conversion request to:

1. Rezone from Multi-Unit Residential - Design Control (RM-DC) to Multi-Unit Residential - Planned Development (RM-PD-DC);
2. A development plan to convert an existing three (3) unit rental apartment complex into three (3) airspace condominium units with common areas under management of a homeowners' association (HOA);
3. A parcel map creating three (3) airspace condominium units on one (1) parcel consisting of approximately 0.21 acre (Exhibit F).

The property, identified by Assessor's Parcel Number 101-284-009-000, consisting of 0.21 acre, is located on the south side of Spruce Avenue, approximately 270 feet south of the intersection with Pony Express Trail, in the Pollock Pines Rural Center (Exhibit A), submitted by Sean Ranney;

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, find the project to be Categorically Exempt pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Land Divisions; and
2. Approve Rezone (Z25-0005), Planned Development (PD25-0004) and Parcel Map (P25-0009) based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 5)

Public Comment: None

Chair Frega opened the hearing. Upon hearing from staff and the public, a motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to continue the item to a date certain of March 12, 2026.

4. 26-0263

REVISED DESCRIPTION - Hearing to consider DESIGN REVIEW PERMIT, DR22-0007/Cool Station Automobile-Based Commercial Project request for proposed construction to include a convenience store, a drive-through quick-serve restaurant, a fuel canopy, and a carwash. The property, identified by Assessor's Parcel Numbers 071-080-007 & 071-500-036, consisting of 5.2 acres, is located on the northeast corner of the intersection of State Highway 49 and State Highway 193, within the Cool Rural Center, in the Cool area, submitted by Melvin Higginbotham, architect.

Staff recommends the Planning Commission take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff, subject to CEQA findings;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval; and
3. Approve Design Review DR22-0007, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 4)

Public Comment: A. Gualtieri, M. Block

Chair Frega opened the hearing. Commissioner Costello and Commissioner Williams disclosed that they discussed the item, and Chair Frega disclosed that they visited the site. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Costello, seconded by Commissioner Hansen, to Approve staff's recommendations with the added condition that the drainage of the pump island be double checked to ensure that any release is contained.

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

5. 26-0265 Hearing to consider an appeal received from Kirk Brelsford appealing the approval of Administrative Permit ADM25-0026. The property, identified by Assessor's Parcel Number 071-100-007, consisting of 2 acres, is located at 3060 Triple Seven Road, in the Rural Center of the Cool area, approximately 227 feet southeast of the intersection with Georgetown Road.

Staff recommends the Planning Commission deny the appeal and uphold the approval of Administrative Permit ADM25-0026, based on the Findings and subject to the Compliance Standards as approved by the Planning and Building Department Director.

(Supervisory District 4)

Public Comment: None

Chair Frega opened the hearing. Commissioner Costello disclosed that they spoke with the appellant and Commissioners Costello and Williams disclosed that they discussed the item. Upon hearing from staff and the public, Chair Frega closed the hearing.

A motion was made by Commissioner Costello, seconded by Commissioner Spaur, to deny the appeal and to require that the gate code be displayed on the keypad, that the gate be a minimum of 16 feet in width, and that the location remain as shown in the application.

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 March 12 Planning Commission Meeting
The March 3 Board of Supervisors Meeting**

**Commissioner Williams reported on the following:
Meeting with Former Planning Commission Chair Nevis
Thanked staff for their work on the Design Standards
An upcoming meeting with Senator Alvarado Gill regarding State Mandates
A wish to have a discussion regarding the Planning Commission's summer schedule**

**Commissioner Spaur reported on the following:
The 02-25-26 Costco Public Meeting at Cameron Park CSD**

**Chair Frega reported on the following:
The Pollock Pines Town Hall Meeting
The March 11 TED Workshop at the California Conservation Hall**

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

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.