



County of El Dorado

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

Minutes - Final 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
Andy Nevis, District 4

Rhiannon Guilford, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, March 27, 2025

8:30 AM

<https://edcgov-us.zoom.us/j/83729722795>

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 837 2972 2795. 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/83729722795>

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.

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

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Nevis led the 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.)

No Public Comment

A motion was made by Commissioner Hansen, seconded by Commissioner Frega, to Adopt the Agenda and Approve the Consent Calendar, with Commissioner Nevis abstaining from Item #1.

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

CONSENT CALENDAR

1. [25-0464](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 13, 2025.

Item was Approved on the Consent Calendar, with Commissioner Nevis abstaining.

END OF CONSENT CALENDAR

The Commission would like to show their appreciation for Commissioner Nevis' leadership and commitment to the County of El Dorado Planning Commission.

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: V. Beard, L. Lutz

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](#) Staff recommending that the requested Appeals (ADM-A25-0001 and ADM-A25-0002) be continued off-Calendar with new public noticing. An administrative error was identified related to the Notice of Decision for ADM24-0020 and the associated appeal period. Staff has subsequently issued an Amended Notice of Decision and established a new appeal period for the project. The filed appeals will be stayed until the end of the amended appeal period and a Planning Commission hearing will be scheduled thereafter. No new appeal fees will be requested of the appellants and amended appeal materials will be accepted in advance of the Planning Commission review.

No Public Comment

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

A motion was made by Commissioner Nevis, seconded by Commissioner Hansen, to accept staff's recommendation to continue this item off-Calendar.

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

3. [25-0465](#)

Hearing to consider The Crossings General Plan Amendment (GPA24-0003), Rezone (Z23-0001), Planned Development Permit Revision (PD-R23-0001), Conditional Use Permit (CUP23-0002), and Administrative Permit (ADM25-0017) request to modify Phase 2 and Phase 3 of the approved The Crossings Project:

- 1) General Plan Amendment to remove the conceptually proposed alignment for Headington Road Extension as shown in General Plan;
- 2) Rezone from Commercial, Regional with a Planned Development Combining zone (CR-PD) to Recreational Facilities, High-Intensity with a Planned Development Combining zone (RFH-PD);
- 3) Planned Development Permit Revision to alter the use of the site from what was previously approved, to reduce building setbacks and modify The Crossings Sign Program;
- 4) Conditional Use Permit for the following operations within the RFH zone:

- A recreational vehicle (RV) resort;
- A campground facility;
- A hotel;
- Exceedance of the 35-foot height limit; and
- Allowance of swimming pool and pickle ball courts to operate outside of daytime hours.

- 5) Administrative Permit to allow for the following operations within the RFH zone:

- An apartment for the on-site manager;
- Pickleball courts;
- A swimming pool; and
- Perimeter Gates.

The property, identified by Assessor's Parcel Numbers 327-110-012, 327-120-019, 327-120-020, 327-120-021, 327-120-022, and portions of 325-220-061 and 325-220-063, consisting of 48.83 acres, is located north of U.S. Route 50 (US 50), east of El Dorado Road and southwest of Missouri Flat Road, in the Diamond Springs area, submitted by El Dorado RV Resort and Campground, LLC c/o Leonard Grado; Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Adopt the Addendum to the EIR (SCH# 1997092074) prepared by staff in accordance with the CEQA Guidelines;
- 2) Adopt the revised Mitigation Monitoring and Reporting Program (MMRP); and
- 3) Approve General Plan Amendment GPA24-0003, Rezone Z23-0001, Planned Development Permit Revision PD-R23-0001, Conditional Use Permit CUP23-0002, and Administrative Permit ADM25-0017 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 3)

Public Comment: B. Lebeck, V. Beard, M. Ferrand, No name given, G. Helm, M. Strau,

A. Anderson, T. Costello, J. Franklin, L. Brent-Bumb, D. Veerkamp, Tim, L. Rezak.

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

A motion was made by Commissioner Hansen, seconded by Commissioner Spaur, to Approve staff's recommended actions with incorporation of the changes of Attachment I, errata sheet and an addition to Conditions of Approval #63: "The number of wood burning fire pits on the project shall not exceed 30."

Request to Note: Commissioner Nevis supported the project overall but preferred the non-electronic sign.

Yes: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Hansen

Noes: 1 - Commissioner Nevis

4. [25-0466](#)

Hearing to conduct a review of proposed amendments to the Planning Commission Bylaws based on direction of the Commission on February 28, 2025. The Chair recommends that the Commission discuss the proposed amendments to the Bylaws, and:

- 1) Return to working with staff to develop a final amended version of the Bylaws incorporating comments from the discussion and prepare accompanying Resolution; and
- 2) Continue the item to a date certain in order to review the final amended version of the Bylaws, review the accompanying Resolution, and forward that recommendation to the Board of Supervisors.

Public Comment: D. Getz

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

A motion was made by Commissioner Hansen, seconded by Commissioner Spaur, that staff return with a Resolution incorporating the Commission's edits to the Draft Bylaws Revision.

Yes: 5 - Commissioner Nevis, Commissioner Frega, Commissioner Spaur, Commissioner Williams 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)

Karen Garner, Director of Planning and Building, reported on the following:
The April 10, 2025, Planning Commission Meeting and Specific Plan educational resources.

Chair Williams reported on the following:
New Commissioner interviews, his discussion with the Commission on Aging, Specific Plan Workshops, a request to review the Research and Development Zoning Matrix, and a request for Long Range Planning updates.

Commissioner Frega reported on the following:
He may be unable to attend the May 22, 2025 Planning Commission Meeting.

Commissioner Nevis reported on the following:
The Ponderosa Interchange public meeting.

ADJOURNMENT

Meeting was adjourned at 12:37 PM by Commissioner Nevis.

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.