



County of El Dorado

Planning and Building
Department
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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, May 14, 2026

8:30 AM

<https://edcgov-us.zoom.us/j/81450023613>

**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, 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/81450023613>

- Meeting ID: 814 5002 3613
- 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

ADOPTION OF AGENDA

A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to Adopt the Agenda.

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

APPROVAL OF THE CONSENT CALENDAR

Public Comment: None

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to 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. **26-0784** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 23, 2026.

This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

OPEN FORUM

Public Comment: F. Mazur; D. Getz; I.; G. Kowtha; L. Campbell

26-0901 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

2. 26-0785

Hearing to consider TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT PERMIT, TM25-0003/PD25-0005/Serrano Village M5 request for the following:

1. Tentative Subdivision Map for subdivision of an existing 8.42-acre lot into 10 residential lots ranging in size from 20,018 square feet to 73,063 square feet and four (4) landscaping lots ranging in size from 435 square feet to 3,484 square feet with multiple phases presented for Final Subdivision Map filing;
2. Planned Development Permit to ensure consistency with the existing specific plan (El Dorado Hills Specific Plan); and
3. Design Waivers requested for the following County Design and Improvement Standards Manual (DISM):
 - a. Modify Standard Plan 101B for roadway right-of-way and improvement widths (including sidewalks, curbs and turnarounds) as shown on the Tentative Subdivision Map.
 - b. Modification of the standard road encroachment under Standard Plan 110 to allow for an entry gate and landscaping median.

The property, identified by Assessor’s Parcel Number 123-020-023, consisting of 8.42 acres, is located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the El Dorado Hills area, submitted by Serrano Associates, LLC;

Staff recommends the Planning Commission take the following actions:

1. Find that the project is Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
2. Approve Tentative Subdivision Map TM25-0003, Planned Development Permit PD25-0005, and the requested Design Waivers based on the Findings and subject to the Conditions of Approval as presented herein

(Supervisory District 1)

Public Comment: B. McFarland; D. Getz; S. Ferry; L. Campbell; no name given

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

Each of the Commissioners disclosed that they had been contacted by the applicant, Kirk Bone. Commissioner Williams also disclosed that he met with the Director of the El Dorado Hills Community Service District. Commissioner Spaur also disclosed that his spouse is the President of the Home Owners Association and that he spoke with Supervisor Ferrero.

A motion was made by Commissioner Spaur, seconded by Commissioner Costello, to approve staff’s recommendations 1 and 2 and to modify Condition 30

to eliminate the all-way stop at the Appian Way/Sangiovese Drive intersection and sometime in the future analyze and apply traffic calming measures.

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

Noes: 1 - Commissioner Williams

3. 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.

(Supervisory District 3)

Public Comment: None

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

A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to approve staff's recommendations including the modified plan.

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 Tobacco Ordinance returning to the Board of Supervisors on June 16, 2026.
Planning and Building Director, Karen Garner's agricultural lodging event
The May 12 Board of Supervisors meeting

Commissioner Williams reported on the following:
The El Dorado Hills and Cameron Park Community Design Standards

Chair Frega reported on the following:
The May 12 Board of Supervisors meeting in Tahoe.
The Whitehall Building and Forebay Park

Commissioner Costello reported on the following:
He will not be present for the May 28 Planning Commission meeting.

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

Chair Frega adjourned the meeting at 11:14 AM.

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.