



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 28, 2026

8:30 AM

<https://edcgov-us.zoom.us/j/84860798988>

**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/84860798988>

- Meeting ID: 848 6079 8988
- 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

Commissioner Costello was absent.

- Present:** 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Hansen
- Absent:** 1 - Commissioner Costello

PLEDGE OF ALLEGIANCE

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:** 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Hansen
- Absent:** 1 - 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. **26-0831** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 14, 2026.
This item was Approved on the Consent Calendar.

2. **26-0834** Chief Administrative Office, Parks and Trails Division, submitting a request by Michael Juarez, Action Whitewater Adventure (AWA) and Adam Anderson, Coloma Lotus Whitewater (CLW), to approve the transfer of 17 weekday user day allocations from River Use Permit #44 held by AWA to River Use Permit #20 held by CLW.

Staff recommends the Commission approve the request from Action Whitewater Adventure and Coloma Lotus Whitewater to transfer 17 weekday user day allocations from River Use Permit# 44 to River Use Permit# 20.

A Staff Report is attached.

CONTACT

Zachary Perras, Parks Manager
Chief Administrative Office, Parks & Trails Division

This item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

OPEN FORUM

Public Comment: None

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. 26-0833

Hearing to consider Determination of Conformity with the El Dorado County (County) 2004 General Plan for a proposed land exchange with the California Tahoe Conservancy (Conservancy). The six (6) parcels the County is acquiring from the Conservancy are identified by Assessor’s Parcel Numbers 034-300-025, 034-300-026, 034-300-27, 034-300-028, 034-331-015 and 034-331-023, consisting of approximately 4.44 acres, and located in the unincorporated community of Meyers - four (4) parcels are located immediately south of the SR 89 and US 50 interchange, and two (2) parcels are located in Meyers Town Center. The five (5) parcels the Conservancy is acquiring from the County are identified by Assessor’s Parcel Numbers 034-623-002, 034-623-003, 034 623-006, 034-622-007, and 033-191-006, consisting of approximately 3.28 acres and is located in the unincorporated community of Meyers at 620, 621, 630, and 660 West San Bernardino Avenue and 1374 Boca Raton Drive respectively.

The Planning and Building Department, Tahoe Planning and Building Division recommends the Planning Commission take the following action: render a report that the land exchange, as described above, is in conformity with the El Dorado County General Plan, pursuant to Government Code Section 65402.

FUNDING: N/A

Public Comment: None

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

Chair Frega and Commissioner Williams each disclosed that they had met with staff.

A motion was made by Chair Frega, seconded by Commissioner Williams, to approve staff’s recommendation.

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

Absent: 1 - Commissioner Costello

- 4. 26-0832** Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Title 120 (Subdivisions) and Title 130 (Zoning Ordinance) of the County Code; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
- 1) Find the 2026 Administrative Zoning Ordinance Update (AZOU) Statutorily and Categorically exempt from the California Environmental Quality Act (CEQA) under Sections 15061(b)(3) (General Rule), 15274 (Family Day Care Homes), and 15305 (Minor Alterations to Land Use Limitations) of the CEQA Guidelines; and
 - 2) Approve the AZOU to amend Title 120 of the El Dorado County Code - Subdivisions (Attachment A) and Title 130 of the El Dorado County Code - Zoning Code (Attachment C).

Funding: General Fund

Public Comment: None

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

Commissioners Williams and Spaur each disclosed that they had met with staff.

A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to Recommend that the Board of Supervisors approve staff recommendations and to direct formation of a joint ad hoc committee of the Planning Commission/Board of Supervisors to evaluate and analyze uses in the R&D zone and return to the Board of Supervisors with a potential Resolution of Intention.

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

Noes: 1 - Commissioner Williams

Absent: 1 - Commissioner Costello

- 5. 26-0872** The Executive Secretary of the Planning Commission recommends the Commission ratify the Bylaws as approved by the Board of Supervisors on May 12, 2026.

Public Comment: None

A motion was made by Commissioner Williams, seconded by Commissioner Spaur, to approve the Bylaws.

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

Absent: 1 - Commissioner Costello

STAFF AND COMMISSIONER UPDATES

**Ande Flower, Planning Manager, reported on the following:
Both June meetings of the Planning Commission have been cancelled.
Appeals coming to the Board of Supervisors in June.**

**Karen Garner, Director of Planning and Building, reported on the following:
Robert Peters was promoted to Chief Deputy Director of Planning.**

**Commissioner Williams reported on the following:
The Grand Jury Report on Code Compliance.**

**Commissioner Hansen reported on the following:
The ongoing need for support in Camino after recent weather events.**

**Commissioner Spaur reported on the following:
A discussion with Supervisor Ferrero regarding design standards and Costco.**

**Chair Frega reported on the following:
A new restaurant coming to Whitehall.**

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 9:54 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.