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, March 12, 2026 **8:30 AM** **https://edcgov-us.zoom.us/j/86832983731**

Planning Commission Hearing Room
2850 Fairlane Court, Building C Hearing Room, Placerville, CA 95667

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/86832983731
- Meeting ID: 868 3298 3731
- 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 the 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: 4 - Commissioner Frega, Commissioner Spaur, Commissioner Williams and Commissioner Costello

Absent: 1 - Commissioner Hansen

PLEDGE OF ALLEGIANCE

ANNOUNCEMENTS REGARDING THE AGENDA

APPROVAL OF THE CONSENT CALENDAR

Public Comment: None

A motion was made by Commissioner Spaur, seconded by Commissioner Costello, to Adopt the Agenda and Approve the Consent Calendar with one correction to page three: Chair Costello was corrected to Commissioner Costello in the Approval of the Consent Calendar motion text.

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

Absent: 1 - Commissioner Hansen

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. 26-0369 Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 26, 2026.

This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

OPEN FORUM

Public Comment: L. Campbell

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. 26-0331

Hearing to consider the Planning and Building Department, Long Range Planning Unit and Department of Transportation (DOT), proposed amendment to repeal Chapter 130.72 (Missouri Flat Planning Cost Reimbursement Fee) from the Zoning Ordinance, Title 130; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors (Board) to take the following actions:

1. Approve the amendment to repeal Chapter 130.72 Missouri Flat Planning Cost Reimbursement Fee from the Zoning Ordinance, Title 130; and
2. Find that the adoption of this amendment is not a Project for purposes of the California Environmental Quality Act (CEQA) because it is a government funding mechanism or other government funding activity within the meaning of CEQA Guidelines Section 15378(b)(4).

FUNDING: N/A

Public Comment: L. Grado; J. Sweeney; L. Campbell

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.
A motion was made by Commissioner Williams, seconded by Commissioner Spaur, to continue the item to a date certain of April 9, 2026, and to direct staff to return with a County Counsel memo providing their opinion and a full accounting of the fee.

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

Absent: 1 - Commissioner Hansen

3. 26-0368 Hearing to consider Planning and Building Department, Long Range Planning Unit, proposed amendments to Title 130 (Zoning Ordinance) of the El Dorado County (County) Code; and staff recommending the Planning Commission forward a recommendation to the Board of Supervisors (Board) to take the following actions:

1. Find repealing Ordinance 5210 exempt from the California Environmental Quality Act (CEQA) under Section(s) 15060(c)(2) and 15378 of the CEQA Guidelines; and
2. Approve repealing Ordinance 5210 which includes the repeal of Chapter 130.40.340 of the County Zoning Ordinance related to tobacco retailer land use regulations.

Funding: General Fund

Public Comment: L. Campbell

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.
A motion was made by Commissioner Williams, seconded by commissioner Spaur, to recommend that the Board of Supervisors approve Staff recommendations 1 and 2, with the additional recommendation that the Board consider a new ROI to achieve a balanced regulatory scheme between health and safety concerns and economic impacts.

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

Absent: 1 - Commissioner Hansen

4. 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.

(Supervisorial District 5)

Public Comment: L. Campbell

Chair Frega opened the hearing. Upon hearing from staff and the public, Chair Frega closed the hearing.
Chair Frega disclosed that they visited the site.
A motion was made by Chair Frega, seconded by Commissioner Williams, to recommend that the Board of Supervisors approve Staff recommendations 1 and 2, with an additional condition that requires all units be rented for longer than 30 days.

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

Absent: 1 - Commissioner Hansen

5. 26-0333

Hearing to consider CONDITIONAL USE PERMIT, CUP25-0006 T-Mobile Monopine Garden Valley request to allow the construction and operation of a new multi-carrier wireless communications facility consisting of a 120-foot-tall stealth monopine structure and ground equipment situated inside a new 40-foot by 40-foot by 6-foot-tall chain-link fenced facility. This request includes an 112-foot setback waiver. The property, identified by Assessor's Parcel Number 060-420-028, consisting of 12.62 acres, is located at 5280 Garden Valley Road, approximately 0.5 miles due south of the intersection of Marshall Road and Garden Valley Road in the Garden Valley area, submitted by Samantha Herrmann/Assurance Development obo VB BTS III, LLC;

Staff recommends the Planning Commission take one of the following actions:
1. Adopt the Negative Declaration* based on the Initial Study prepared by staff in accordance with CEQA Guidelines; and
2. Approve Conditional Use Permit CUP25-0006 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 4)

Public Comment: W. Fox; K. Leary; T. Fahy; L. Zumwalt; L. Campbell

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 continue the item to a date uncertain to allow the applicant to evaluate alternative sites.

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

Absent: 1 - Commissioner Hansen

STAFF AND COMMISSIONER UPDATES

Karen L Garner, Director of Planning, reported on the following:
The March 3 and upcoming March 24 Board of Supervisor meetings.

Ande Flower, Planning Manager, reported on the following:
April 9 will be the next Planning Commission meeting.

Commissioner Williams reported on the following:
The March 11 APAC meeting on Costco

Chair Frega reported on the following:
The March 11 Meyers Tahoe El Dorado Area Plan meeting and a potential absence for the June 25 Planning Commission meeting.

Commissioner Costello reported on the following:
The March 4 Department of Transportation public outreach meeting in Shingle Springs

Commissioner Spaur reported on the following:
The city hood of El Dorado Hills

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 11:23 AM.

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.

*A negative declaration has been prepared for this project and may be reviewed and/or obtained from the Planning Division at 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.