



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
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## Minutes - Draft 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*  
*Tim Costello, District 4*

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

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Thursday, May 22, 2025

8:30 AM

<https://edcgov-us.zoom.us/j/81601872531>

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**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 816 0187 2531. 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/81601872531>

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](mailto: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](mailto: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**

**Chair Williams called the meeting to order at 8:33 A.M. Commissioners Frega and Costello were absent.**

**Present:** 3 - Commissioner Spaur, Commissioner Williams and Commissioner Hansen

**Absent:** 2 - Commissioner Frega and Costello

**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 Spaur, to Adopt the Agenda and Approve the Consent Calendar with no changes.**

**Yes:** 3 - Commissioner Spaur, Commissioner Williams and Commissioner Hansen

**Absent:** 2 - Commissioner Frega and Costello

**CONSENT CALENDAR**

1. [25-0853](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of April 24, 2025.  
**This item was approved on the Consent Calendar.**

2. [25-0852](#) Chief Administrative Office, Parks & Trails Division-River Program, submitting application for River Use Permit User Day Allocations Transfer submitted by Joel Jay, Rock-N-Water (RNW) and Jeremiah Copper, Tributary Whitewater Tours (TRWT), 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 the transfer of River Use Permit user days, and
  - 2) RNW holds River Use Permit #55 and is requesting the transfer of 50 weekend user day allocations from TRWT River Use Permit #50.

This item was approved on the Consent Calendar.

#### **END OF CONSENT CALENDAR**

#### **PUBLIC FORUM / PUBLIC COMMENT**

*Public Comment: K. Payne*

- [25-0997](#) 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**

3. [25-0851](#) Hearing to consider Abou EL Kheir Private Cemetery (Conditional Use Permit S18-0002) request for the proposed establishment of a private family cemetery. The proposed cemetery would be 40 feet by 15 feet (600 square feet) and would be large enough to accommodate eight (8) burial plots exclusively for family use. The property, identified by Assessor's Parcel Number 105-100-023, consisting of 42.97 acres, is located on the east side of Petersen Lane, at the intersection with Jacobs Creek Road, in the Lotus area, submitted by Hadi Abou El Kheir; Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:

- 1) Find S18-0002 exempt pursuant to Section 15304 (Minor Alterations to Land) of the CEQA Guidelines; and
- 2) Approve S18-0002, based on the Findings and subject to the Conditions of Approval as presented.  
(Supervisory District 4)

*Public Comment: K. Payne, M. Ranalli*

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

**A motion was made by Commissioner Spaur, seconded by Commissioner Hansen, to accept staff recommendations 1 and 2.**

**Yes:** 3 - Commissioner Spaur, Commissioner Williams and Commissioner Hansen

**Absent:** 2 - Commissioner Frega and Costello

**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)**

**Robert Peters, Deputy Director of Planning, reported on the following:**  
Recent decisions by the Board of Supervisors; Planning Commission bylaws will be heard by the Board of Supervisors June 10; and the next Planning Commission meeting will be June 12.

**Commissioner Williams reported on the following:**  
Long Range Planning's presentation at the El Dorado Hills Area Planning Advisory Committee (APAC) meeting.

## **ADJOURNMENT**

**The meeting was adjourned at 08:58 a.m. by Chair Williams.**

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.