



County of El Dorado

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

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

Thursday, August 14, 2025

8:30 AM

<https://edcgov-us.zoom.us/j/89434893155>

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 894 3489 3155. 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/89434893155>

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

Chair Williams called the meeting to order at 8:30 A.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

ADOPTION OF AGENDA AND APPROVAL OF THE CONSENT CALENDAR

Public Comment: Hammer; D. Getz

A motion was made by Commissioner Frega, seconded by Commissioner Costello, to Adopt the Agenda and Approve the Consent Calendar with no changes.

Yes: 5 - Commissioner Frega, Commissioner Spaur, Commissioner Williams, Commissioner Hansen and 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. 25-1355** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 24, 2025.
This item was approved on the Consent Calendar.

END OF CONSENT CALENDAR

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: D. Getz

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. 25-1356

Hearing to consider Conditional Use Permit CUP22-0011/Fuji Battery Storage request for a Conditional Use Permit for the development and ongoing operation of an up to 5.0-megawatt (MW)/20.0-megawatt hour (MWh) battery energy storage facility on an undeveloped portion of a parcel developed with a four-suite business park, to be secured with a six-foot-tall chain link fence. The property, identified by Assessor's Parcel Number 048-280-030, consisting of 3.83 acres, is located Approximately 550 feet north of the Newtown Road and Parkway Drive intersection, in the Placerville Community Region, within the City of Placerville Sphere of Influence. Submitted by Apex Energy Solutions, LLC c/o Sarah Kaaki; Staff recommends the Planning Commission take the following actions:

1. Find Conditional Use Permit CUP22-0011 to be Categorically Exempt pursuant to Section 15303(c), New Construction or Conversion of Small Structures; and pursuant to Section 15304 (f), Minor Alterations to Land of the CEQA Guidelines; and
2. Approve Conditional Use Permit CUP22-0011 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 3)

Public Comment: Hammer; D. Getz; L. Campbell

Chair Williams opened the hearing. Chair Williams and Commissioner Frega disclosed that they each visited the site. Upon hearing from staff and the public, Chair Williams closed the hearing. A motion was made by Commissioner Hansen, seconded by Commissioner Spaur, to continue the item—as requested by staff—to a date uncertain, to return as soon as the item is ready.

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

3. 25-1357

Hearing to consider Planned Development Permit PD21-0002/Latrobe Commercial Condominiums request for a Planned Development Permit for a gated commercial development consisting of office and warehouse space developed over two (2) phases: a) Phase 1 would include four (4) buildings totaling 76,243 square feet of office and warehouse space on approximately five (5) acres; b) Phase 2 would include four (4) buildings totaling 109,607 square feet of office and warehouse space on approximately seven (7) acres. The project includes associated improvements for parking, lighting, and landscaping. The property, identified by Assessor's Parcel Numbers 117-088-022 and 117-088-023, consisting of 11.84 acres, is located on the east side of Robert J. Mathews Parkway, adjacent to the west side of Latrobe Road, approximately 400 feet northwest from the intersection of Latrobe Road and Investment Boulevard, in the El Dorado Hills Business Park, within the El Dorado Hills Community Region, in the El Dorado Hills area. Submitted by Karina Guerrieri; Staff recommends the Planning Commission take the following actions:

1. Determine that the Planned Development Permit is exempt from additional environmental review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan or Zoning); and
2. Approve Planned Development Permit, PD21-0002, based on the Findings and subject to the Conditions of Approval as presented herein. (Supervisory District 2)

Public Comment: L. Campbell; D. Getz

Chair Williams opened the hearing. Commissioner Costello disclosed that they visited the site. Upon hearing from staff and the public, Chair Williams closed the hearing. A motion was made by Chair Williams, seconded by Commissioner Spaur, to continue the item to a date uncertain, to return as soon as the item is ready to address the Commission's concerns.

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

TO AND FROMS

Robert Peters, Deputy Director of Planning, reported on the following:
The July 29, and August 12 Board of Supervisors Meetings;
The August 28 Planning Commission has no items scheduled.

Commissioner Spaur reported on the following:
His and Chair Williams presentation to APAC regarding Specific Plans and Community Plans;
His discussion with Supervisor Ferrero and the Fire Chief on battery plants;
He will be absent for the second September Planning Commission meeting.

Chair Williams reported on the following:
The July 29, and August 12 Board of Supervisors Meetings;
His and Commission Spaur's presentation to APAC regarding Specific Plans and Community Plans.

Commissioner Frega reported on the following:
The Tahoe Summit Event;
He will need to leave the September 11 Planning Commission meeting in the afternoon.

4. 25-1365

A request by Chair Williams that the Planning Commission discuss the schedule for upcoming meetings that may require two-day hearings and potential updates to the Planning Commission calendar.

Public Comment: None

A motion was made by Chair Williams, seconded by Commissioner Hansen, to schedule a special meeting on September 10 at 9 A.M., as well as to schedule the regular September 11 meeting in the event that a second day is needed for Town & Country.

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

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)

ADJOURNMENT

Chair Williams adjourned the meeting at 11:36 A.M.

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.