



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
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## Minutes - Draft Planning Commission

*Gary Miller, Chair, District 2*  
*James Williams, First Vice-Chair, District 4*  
*Jon Vegna, Second Vice-Chair, District 1*  
*Jeff Hansen, District 3*  
*Brian Shinault, District 5*

*Char Tim, Clerk of the Planning Commission*

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Thursday, July 26, 2018

8:30 AM

Building C Hearing Room

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Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:  
<http://eldorado.legistar.com/Calendar.aspx>

To listen to open session portions of the meeting in real time, dial (530) 621-7607. This specialized dial-in number is programmed for listening only and is operable when the audio system inside the meeting room is activated. Please be advised that callers will experience silence anytime the Commission is not actively meeting, such as during a break period.

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 to the Planning Commission at 530-621-5355 or via e-mail, [planning@edcgov.us](mailto:planning@edcgov.us).

All Planning Commission hearings are recorded. An audio recording of this meeting will be published to the website. Please note that due to technology limitations, the link will be labeled as "Video" although only audio will play. The meeting is not video recorded.

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. Planning Services 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.

Staff materials related to an item on this agenda submitted to the 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. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

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

Meeting was called to order at 8:30 A.M. by Commissioner Miller.

## 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.)

A motion was made by Commissioner Vegna, seconded by Commissioner Shinault, to Adopt the Agenda and Approve the Consent Calendar with the following changes: (a) Pull Agenda Item #2 from the Consent Calendar for discussion; and (b) Each site identified in Agenda Item #3 will be heard separately.

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

**Absent:** 2 - Commissioner Hansen and Commissioner Williams

## CONSENT CALENDAR

1. **18-1010** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 28, 2018.

**Item was Approved on the Consent Calendar.**

2. **18-1011** Chief Administrative Office, Parks Division-River Program, submitting request to consider the transfer of River Use Permits #01 and #50 from Adventure Connections, Inc. to Tributary Whitewater Tours, LLC dba RaftCalifornia.com, which holds River Use Permit #11; and staff recommending the Planning Commission take the following actions:  
1) Approve the transfer of River Use Permits #01 and #50 to Tributary Whitewater Tours, LLC dba RaftCalifornia.com and retain River Use Permits #01 and #50 as secondary (component) permits in addition to River Use Permit #11.

*Public Comment: M. Lane*

**A motion was made by Commissioner Shinault, seconded by Commissioner Vegna, to Approve staff's recommended actions.**

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

**Absent:** 2 - Commissioner Hansen and Commissioner Williams

## END OF CONSENT CALENDAR

**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building,  
Transportation, County Counsel)**

There were no Departmental Reports.

**COMMISSIONERS' REPORTS**

There were no Commissioners' Reports.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no Public Comment.

**AGENDA ITEMS**

**3. 18-1015**

Hearing to consider the AT&T CAF4 project (Conditional Use Permit S17-0016)\* to allow the construction and operation of seven separate wireless telecommunication facilities consisting of seven new monopine towers ranging in size from 120 to 160 feet, with individual ground equipment with fencing on properties identified as follows: (a) Site 1-Cool: Assessor’s Parcel Number 071-032-15, consisting of 25 acres, in the Cool area, Supervisorial District 4; (b) Site 2-Newtown: Assessor’s Parcel Number 077-091-06, consisting of 4.9 acres, in the Newtown area, Supervisorial District 3; (c) Site 3-Pleasant Valley: Assessor’s Parcel Number 078-180-38, consisting of 2 acres, in the Pleasant Valley Rural Center, Supervisorial District 2; (d) Site 4-Soapweed: Assessor’s Parcel Number 085-010-13, consisting of 10 acres, in the Swansboro area, Supervisorial District 4; (e) Site 5-Latrobe: Assessor’s Parcel Number 087-181-10, consisting of 20 acres, in the Latrobe area, Supervisorial District 2; (f) Site 6-Zee Estates: Assessor’s Parcel Number 104-370-24, consisting of 60 acres, in the Pilot Hill area, Supervisorial District 4; and (g) Site 7-Gold Hill: Assessor’s Parcel Number 105-110-81, consisting of 10 acres, in the Lotus area, Supervisorial District 4, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff; and
  - 2) Approve Conditional Use Permit S17-0016 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial Districts 2, 3, 4)

*Site 1-Cool Public Comment:*

*Trevor (?), A. Gualtieri, M. Block, K. Brelsford, D. Ronzone, M. Lane, K. Greenwood*

**Site 1-Cool Motion:**

**A motion was made by Commissioner Shinault, seconded by Commissioner Miller, to Approve staff’s recommended actions including the revised project description and new Condition of Approval as identified in the Staff Memo dated July 24, 2018. Motion FAILED.**

**Yes:** 2 - Commissioner Shinault and Commissioner Miller

**Noes:** 1 - Commissioner Vegna

**Absent:** 2 - Commissioner Hansen and Commissioner Williams

*Site 2-Newtown Public Comment:*

*D. Roeca, K. Greenwood*

**Site 2-Newtown Motion:**

**A motion was made by Commissioner Shinault, seconded by Commissioner Miller, to Approve staff’s recommended actions including the revised project description as identified in the Staff Memo dated July 24, 2018.**

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

**Absent:** 2 - Commissioner Hansen and Commissioner Williams

*Site 3-Pleasant Valley Public Comment:*

*C. Coleman, G. Postlewait, M. Nemeth, K. Greenwood, L. Hernandez, A. Goulden, B. Coleman*

**Site 3-Pleasant Valley Motion:**

**A motion was made by Commissioner Miller, seconded by Commissioner Shinault, to Approve staff's recommended actions including the revised project description as identified in the Staff Memo dated July 24, 2018.**

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

**Absent:** 2 - Commissioner Hansen and Commissioner Williams

*Site 4-Soapweed: No Public Comment*

**Site 4-Soapweed Motion:**

**A motion was made by Commissioner Vegna, seconded by Commissioner Shinault, to Approve staff's recommended actions including the revised project description as identified in the Staff Memo dated July 24, 2018, and add a new Condition of Approval regarding the condition of the road before and after construction activities.**

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

**Absent:** 2 - Commissioner Hansen and Commissioner Williams

*Site 5-Latrobe Public Comment:*

*B. Nicholson, B. Craft, M. McMurdie, K. Greenwood*

**Site 5-Latrobe Motion:**

**A motion was made by Commissioner Shinault, seconded by Commissioner Vegna, to Approve staff's recommended actions including the revised project description and new Condition of Approval as identified in the Staff Memo dated July 24, 2018.**

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

**Absent:** 2 - Commissioner Hansen and Commissioner Williams

*Site 6-Zee Estates Public Comment:*

*M. Crawford, B. Crawford, K. Greenwood*

**Site 6-Zee Estates Motion:**

**A motion was made by Commissioner Miller, seconded by Commissioner Shinault, to Approve staff's recommended actions including the revised project description and new Condition of Approval as identified in the Staff Memo dated July 24, 2018.**

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

**Absent:** 2 - Commissioner Hansen and Commissioner Williams

*Site 7-Gold Hill Public Comment:*

*R. Stroud, B. Crawford, B. Way, K. Greenwood*

**Site 7-Gold Hill Motion:**

**A motion was made by Commissioner Shinault, seconded by Commissioner Vegna, to Approve staff's recommended actions including the revised project description and new Condition of Approval as identified in the Staff Memo dated July 24, 2018.**

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

**Absent:** 2 - Commissioner Hansen and Commissioner Williams

## **ADJOURNMENT**

**Meeting was adjourned at 1:19 P.M. by Commissioner Miller.**

All persons interested are invited to attend 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.

\*A negative declaration has been prepared for this project and may be reviewed and/or obtained in Planning Services, 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.

\*\*This project is exempt from the California Environmental Quality Act (CEQA) pursuant to the above referenced section, and it is not subject to any further environmental review.