



# County of El Dorado

## Minutes - Draft Planning Commission

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

*Char Tim, Clerk of the Planning Commission*

Community Development  
Agency  
Development Services  
Division  
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Placerville CA 95667  
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Thursday, September 8, 2016

8:30 AM

Building C Hearing Room

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Hearing assistance devices are available for public use - contact the Clerk to the Planning Commission.

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

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. To obtain a copy of a recording, contact Planning Services or the Clerk after the hearing.

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).

Persons wishing to speak on a Consent Calendar item are requested to advise the Chair or Clerk prior to 8:30 a.m.

Public testimony will be received on each agenda item as it is called. The applicant (where applicable) is allocated 10 minutes to speak; individual comments are limited to 3 minutes; and individuals representing a group are allocated 5 minutes. Except with the consent of the Commission, individuals shall be allowed to speak to an item only once. Upon completion of public comment, 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.

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 3 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.

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.

The Planning Commission is concerned that large amounts of written information submitted to the Planning Commission the day of a public hearing might not receive the attention it deserves. To ensure delivery to the Commission prior to the hearing, written information from the public is encouraged to be submitted by Thursday the week prior to the meeting. Planning Services cannot guarantee that any FAX or mail received the day of the Commission meeting will be delivered to the Commission prior to any action.

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.

**8:30 A.M.**

#### **CALL TO ORDER**

**Meeting was called to order at 8:32 A.M. by Commissioner Stewart.**

**Present:** 5 - Commissioner Stewart, Commissioner Miller, Commissioner Shinault, Commissioner Williams and Commissioner Hansen

#### **ADOPTION OF AGENDA**

**A motion was made by Commissioner Shinault, seconded by Commissioner Miller, to adopt the agenda as presented.**

**Yes:** 5 - Commissioner Stewart, Commissioner Miller, Commissioner Shinault, Commissioner Williams and Commissioner Hansen

#### **PLEDGE OF ALLIANCE TO THE FLAG**

**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.)**

- 1. 16-0889** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 25, 2016.

**A motion was made by Commissioner Hansen, seconded by Commissioner Shinault, to Approve this matter.**

**Yes:** 5 - Commissioner Stewart, Commissioner Miller, Commissioner Shinault, Commissioner Williams and Commissioner Hansen

**END OF CONSENT CALENDAR**

**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services, Transportation, County Counsel)**

There were no Departmental Reports.

**COMMISSIONERS' REPORTS**

Commissioner Williams stated he was getting questions on the implementation of Measure E.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no public comment.

**AGENDA ITEMS**

**2. 16-0890**

Hearing to consider a request for the Comroe Saluki Kennel project (Special Use Permit S15-0005)\*\* for a Conditional Use Permit to allow the operation of a non-commercial kennel for up to 12 dogs to be housed within an existing residence and dog run on property identified by Assessor's Parcel Number 109-171-36, consisting of 5.093 acres, in the Cameron Park area, submitted by Catherine and Charles Comroe; and staff recommending the Planning Commission take the following actions:

- 1) Find that the project is Categorically Exempt pursuant to the California Environmental Quality Act Guidelines Section 15301; and
  - 2) Approve Special Use Permit S15-0005 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

*Public Comment: E. Walsh*

A motion was made by Commissioner Hansen, seconded by Commissioner Shinault, to Approve staff's recommendation with the following amendment: (a) Modify Condition of Approval #6 by replacing existing language with "The kennel shall comply with all provisions of the Animal Control Ordinance and other applicable regulations."

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

**Noes:** 1 - Commissioner Stewart

**Recused:** 1 - Commissioner Miller

3. 16-0892 Hearing to consider a request for the Verizon Wireless Outingdale Communication Facility (Mono-Pine) project (Special Use Permit S15-0013)\* for a Conditional Use Permit to allow the construction of a wireless telecommunication facility on property identified by Assessor's Parcel Number 046-361-60, consisting of 10.06 acres, in the Outingdale area, submitted by Verizon Wireless; 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 Special Use Permit S15-0013 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

*Public Comment: S. Montez, J. Kahling, F. Hjerpe*

**A motion was made by Commissioner Williams, seconded by Commissioner Miller, to Continue this item to the October 13, 2016 meeting to allow the applicant to provide more information on the following: tree location, lighting requirements, water, CMU walls, construction hours, Fire Safe Plan, and new photo sims.**

**Yes:** 5 - Commissioner Stewart, Commissioner Miller, Commissioner Shinault, Commissioner Williams and Commissioner Hansen

## ADJOURNMENT

**Meeting was adjourned at 10:19 A.M. by Commissioner Stewart.**

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.