



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
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Minutes - Draft Planning Commission

Andy Nevis, Chair, District 4
Daniel Harkin, Second Vice-Chair, District 5
Brandon Reinhardt, District 1
Bob Williams, District 2
Lexi Boeger, District 3

Aurora Osbual, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, June 27, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/85985585171>

2850 Fairlane Court, Building C, Hearing Room, Placerville, CA
OR
Live Streamed

PUBLIC PARTICIPATION INSTRUCTIONS: In accordance with new guidance from the California Department of Public Health, the meeting room will be open to the public. The meeting will continue to be live-streamed via Zoom.

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 859 8558 5171. Please note you will not be able to join the live-stream until the posted meeting start time. 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.

To observe the live stream of the Planning Commission meeting go to <https://edcgov-us.zoom.us/j/85985585171>

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 above directions to access the meeting.

Planning Commission video recordings, Agendas, Staff Reports, Supplemental Materials and 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 to the Planning Commission at 530-621-5355 or via e-mail, planning@edcgov.us.

All Planning Commission hearings are recorded via Zoom Webinar and available for Live Web Streaming on the internet (follow instructions listed under the Public Participation Instructions in this agenda). A video recording of this meeting will be published to the website.

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. 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.

CALLED TO ORDER / ROLL CALL

Meeting was called to order at 8:30am by Chair Nevis, with Commissioner Reinhardt and Commissioner Williams absent.

Present: 3 - Commissioner Boeger, Commissioner Harkin and Commissioner Nevis

Absent: 2 - Commissioner Reinhardt and Commissioner Williams

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Boeger led the 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 Boeger, seconded by Commissioner Harkin, to Adopt the Agenda and Approve the Consent Calendar

Yes: 3 - Commissioner Boeger, Commissioner Harkin and Commissioner Nevis

Absent: 2 - Commissioner Reinhardt and Commissioner Williams

CONSENT CALENDAR

1. [24-1104](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 13, 2024.

This item was approved on the Consent Calendar.

Yes: 3 - Commissioner Boeger, Commissioner Harkin and Commissioner Nevis

Absent: 2 - Commissioner Reinhardt and Commissioner Williams

END OF CONSENT CALENDAR

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)

Jefferson Billingsley, Deputy County Counsel, reported on the following:
The appeal of Conditional Use Permit CUP23-0011 Malcolm Dixon Verizon.

Robert Peters, Deputy Director of Planning, reported on the following:
The July 11, 2024 Planning Commission meeting.
The July 11, 2024 Generations EIR presentation meeting to be held in the Planning Commission hearing room in the evening.

PUBLIC FORUM / PUBLIC COMMENT

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. [24-1140](#) California Environmental Quality Act (CEQA) Workshop to provide an overview of CEQA and will touch on the following areas: Application of CEQA to discretionary actions of the County; Context and legislative intent of CEQA; Overview of environmental review process steps (preliminary review, exemptions, negative declaration/mitigated negative declaration process, EIR process, and subsequent review); Responsibilities of decision-makers under CEQA; and Recent changes in CEQA, to be presented and questions moderated by Pat Angell from Ascent Environmental, Inc. No formal action by the Planning Commission will be taken.

Public Comment: R. Harris, K. Payne, L. Campbell

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

No action was taken on this item.

3. [24-1106](#) Hearing to consider Five-Year Review of Special Use Permit S17-0019 (Conditional Use Permit CUP-R23-0021) request for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 071-400-030, consisting of 5.1 acres, is located on the east side of Cramer Court, approximately 1,226 feet east of the intersection with Cramer Road, in the Cool area, submitted by Epic Wireless Group, LLC (Agent: Mark Lobaugh); Staff recommends the Planning Commission take the following actions: 1) Find Conditional Use Permit Revision CUP-R23-0021 to be exempt from CEQA pursuant to Section 15162(a) of the CEQA Guidelines; and 2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S17-0019. (Supervisory District 4)

Public Comment: K. Payne

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

A motion was made by Chair Nevis, seconded by Commissioner Boeger, to accept staff recommendations 1 and 2.

Yes: 3 - Commissioner Boeger, Commissioner Harkin and Commissioner Nevis

Absent: 2 - Commissioner Reinhardt and Commissioner Williams

4. [24-1107](#) Hearing to consider Five-Year Review of Special Use Permit S17-0007 (Conditional Use Permit CUP-R23-0023) request for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 104-070-004, consisting of 103.25 acres, is located on the west side of Salmon Falls Road, approximately 516 feet north of the intersection with Pond View Road, in the Pilot Hill area, submitted by Epic Wireless Group, LLC (Agent: Mark Lobaugh); Staff recommends the Planning Commission take the following actions:
- 1) Find Conditional Use Permit Revision CUP-R23-0023 to be exempt from CEQA pursuant to Section 15162(a) of the CEQA Guidelines; and
 - 2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S17-0007.
- (Supervisory District 4)

Public Comment: K. Payne

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

A motion was made by Chair Nevis, seconded by Commissioner Harkin, to accept staff recommendations 1 and 2.

Yes: 3 - Commissioner Boeger, Commissioner Harkin and Commissioner Nevis

Absent: 2 - Commissioner Reinhardt and Commissioner Williams

5. [24-1109](#) Hearing to consider Five-Year Review of Special Use Permit S17-0010 (Conditional Use Permit CUP-R23-0024) request for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 074-100-024, consisting of 15.19 acres, is located on the west side of Courageous Court, approximately 954 feet south of the intersection with Courageous Road, in the Greenwood area, submitted by Epic Wireless Group, LLC (Agent: Mark Lobaugh); Staff recommends the Planning Commission take the following actions:
- 1) Find Conditional Use Permit Revision CUP-R23-0024 to be exempt from CEQA pursuant to Section 15162(a) of the CEQA Guidelines; and
 - 2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S17-0010.
- (Supervisory District 4)

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

A motion was made by Chair Nevis, seconded by Commissioner Harkin, to accept staff recommendations 1 and 2.

Yes: 3 - Commissioner Boeger, Commissioner Harkin and Commissioner Nevis

Absent: 2 - Commissioner Reinhardt and Commissioner Williams

6. [24-1110](#) Hearing to consider Five-Year Review of Special Use Permit S17-0010 (Conditional Use Permit CUP-R24-0003) request for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 088-320-013, consisting of 5 Acres, is located on the west side of Shoo Fly Road, approximately 1,160 feet south of the intersection with Laughlin Road, in the Kelsey area, submitted by Epic Wireless Group, LLC (Agent: Mark Lobaugh); Staff recommends the Planning Commission take the following actions:
- 1) Find Conditional Use Permit Revision CUP-R24-0003 to be exempt from CEQA pursuant to Section 15162(a) of the CEQA Guidelines;
 - 2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S17-0010 (Supervisory District 4)

Public Comment: K. Payne, Katie P.

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

A motion was made by Chair Nevis, seconded by Commissioner Harkin, to accept staff recommendations 1 and 2.

7. [24-1141](#) Clerk of the Planning Commission recommending the Commission elect a First Vice-Chair for 2024, with those selections becoming effective at the next regular meeting.

Public Comment: K. Payne

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

A motion was made by Commissioner Harkin, seconded by Chair Nevis, to appoint Commissioner Boeger as First Vice-Chair.

Yes: 3 - Commissioner Boeger, Commissioner Harkin and Commissioner Nevis

Absent: 2 - Commissioner Reinhardt and Commissioner Williams

ADJOURNED

The meeting was adjourned at 11:34 A.M. by Chair Nevis.

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.