



# County of El Dorado

## Minutes - Final Planning Commission

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

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
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phone: 530-621-5355  
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*Aurora Osbual, Clerk of the Planning Commission*  
*Karen L. Garner, Executive Secretary*

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Thursday, July 11, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/89789614257>

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2850 Fairlane Court, Building C, Hearing Room, Placerville, CA

OR

Live Streamed

### ADDENDUM

On June 27, 2024, the Planning Commission elected Commissioner Lexi Boeger as the First Vice-Chair.

**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 897 8961 4257. 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/89789614257>

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 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](mailto: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.

## CALL TO ORDER / ROLL CALL

Meeting was called to order at 8:30 A.M. by Chair Nevis.

**Present:** 5 - Commissioner Boeger, Commissioner Harkin, Commissioner Nevis, Commissioner Reinhardt and Commissioner Williams

## PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Williams 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 and add to the June 27, 2024 Minutes under "To and Froms" comment regarding the tolling agreement and the Board of Supervisors hearing date for the appeal of CUP23-0011 Malcolm Dixon Verizon by Jefferson Billingsley, Deputy County Counsel.

**Yes:** 5 - Commissioner Boeger, Commissioner Harkin, Commissioner Nevis, Commissioner Reinhardt and Commissioner Williams

## CONSENT CALENDAR

1. [24-1177](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 27, 2024.

This item was approved on the Consent Calendar.

## 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)

Commissioner Boeger reported on the following:  
The fire in the area is now under control.

Commissioner Williams reported on the following:  
Gateway project discussions.

Robert Peters, Deputy Director of Planning, reported on the following:  
July 11, 2024 Generations EIR meeting.  
July 25, 2024 Planning Commission hearing.  
July 25, 2024 Town and Country EIR meeting.

## PUBLIC FORUM / PUBLIC COMMENT

There was no 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. [24-1178](#) Hearing to consider Majestic Trail Monopine (Conditional Use Permit CUP23-0013) request to allow the construction and operation of a 120-foot-tall monopine with six (6) antennas and supporting radios supported by three (3) equipment cabinets and a standby diesel generator within a proposed 900-square-foot lease area. The property, identified by Assessor's Parcel Number 046-311-019, consisting of 16.29 acres, is located on the South side of Sand Ridge Road, approximately three (3) miles east of the intersection with State Route 49, in the El Dorado Area, submitted by Cellco Partnership (Agent: Kevin Gallagher); Staff recommends the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines;
  - 2) Approve Conditional Use Permit CUP23-0013 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

**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 Williams, Seconded by Commissioner Harkin to continue this item to the August 8, 2024 Planning Commission meeting.**

**Yes:** 2 - Commissioner Harkin and Commissioner Williams

**Noes:** 3 - Commissioner Boeger, Commissioner Nevis and Commissioner Reinhardt

A second motion was made by Commissioner Williams, seconded by Commissioner Nevis, to accept staff recommendations 1 and 2 with the addition of Condition of Approval #15 as follows:

**Planning Commission**

**15. MM BIO-1 Pre-Construction Nesting Bird Species Surveys:** If construction activities would occur during the normal birthing and nesting season (February 1 – August 31), then pre-construction surveys for special status animal species and nesting birds, including raptors, must be conducted by a qualified biologist within 500 feet of proposed construction areas. If active nests are identified in these areas, CDFW and/or USFWS must be consulted to develop measures to avoid “take” of active nests prior to the initiation of any construction activities. Avoidance measures may include establishment of a buffer zone using construction fencing or the postponement of vegetation removal until after the nesting season, or until after a qualified biologist has determined the young have fledged and are independent of the nest site. Measures would be dependent on any specific species detected on site during required site surveys.

**Monitoring Requirement:** Planning Services shall verify completion of the requirement prior to issuance of grading and/or building permits in coordination with the applicant.

**Monitoring Responsibility:** El Dorado County Planning and Building Department, Planning Services.

**Yes:** 4 - Commissioner Boeger, Commissioner Nevis, Commissioner Reinhardt and Commissioner Williams

**Noes:** 1 - Commissioner Harkin

**ADJOURNMENT**

**The meeting was Adjourned at 9:47 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.