



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
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phone:530-621-5355
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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 13, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/85983542216>

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 8354 2216. 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/85983542216>

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 8:30 AM by Chair Nevis

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

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Nevis 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 Reinhardt, to Adopt the Agenda and Approve the Consent Calendar with Commissioner Harkin abstaining from Item # 1.

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

Abstained: 1 - Commissioner Harkin

CONSENT CALENDAR

1. [24-1000](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 23, 2024.

This item was approved on the Consent Calendar.

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

Abstained: 1 - Commissioner Harkin

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)

Clerk's notes: Commissioner Reinhardt left the meeting at 12:31 p.m.

Robert Peters, Deputy Director of Planning, reported on the following:
The McMann General Plan Amendment, Rezone and Parcel Map project was approved at the Board of Supervisor's meeting on June 11, 2024.

Ande Flower, Planning Manager, reported on the following:
CEQA training led by Pat Angell at Ascent at the Planning Commission June 27, 2024 meeting.
Planning Commission training led by Jefferson Billingsley, Deputy County Counsel, at the Planning Commission July 25, 2024 meeting.
Informational meetings on upcoming large projects to solicit public input on the Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR).
Generations is scheduled for July 11, 2024, from 5:30-7:30pm. Town and Country is tentatively scheduled for July 25, 2024.

Commissioner Boeger inquired on the following:
Ranch Marketing 1 Year update tentatively scheduled for the August 8, 2024 Planning Commission meeting.

Chair Nevis reported on the following:
Electing a First Vice-Chair at the June 27, 2024 Planning Commission meeting.
Discussion with staff about coordinating the large projects and the scheduling.

Commissioner Williams reported on the following:
Requested that the Commission be kept updated on the communication regarding the schedule for the upcoming large projects.
Requested to have DOT come back to address his concerns on the CIP (Capital Improvement Program).

Kathleen Markham, Sr. Deputy County Counsel, reported on the following:
Commented on the attendance of Commissioners at County organized meetings due to Brown Act.

Commissioner Harkin reported on the following:
Thanked DOT for paving Sly Park Road.

PUBLIC FORUM / PUBLIC COMMENT

Public Comment: K. Payne, 390 (K. Greenwood)

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. [24-1001](#)

Hearing to consider Malcolm Dixon Verizon Communications Facility (Conditional Use Permit CUP23-0011) request for a Conditional Use Permit for the construction and ongoing operation of an unmanned, 108-foot-tall faux pine tree (monopine) wireless telecommunications facility and accessory items within a 40'-0" x 40'-0" lease area. The telecommunications facility is proposed to include one (1) 103-foot tall monopine tower, nine (9) antennas, six (6) remote radio units, two (2) surge suppressors, one (1) 30kW diesel standby generator and 211-gallon fuel tank, and two (2) equipment cabinets. The facility will be camouflaged as a pine tree, including branching, needle socks, and paint. Panel antennas would be installed at a tip height of 98'-0", with the remaining height needed for a faux "crown" to adequately conceal the antennas and maintain a silhouette mimicking a natural pine tree. No water or sewer service would be required for the proposed project as it is an unmanned facility. Electricity will be provided by Pacific Gas & Electric (PG&E). The project is proposing a 55-foot-long, 12-foot-wide access road within a proposed 20'-0" access/utility easement off of Malcolm Dixon Rd., north of the property. No trees are proposed for removal. The property, identified by Assessor's Parcel Number 126-070-010, consisting of 5.05 acres, is located on the south side of Malcolm Dixon Road, 4,000 feet west of the intersection of Green Valley Rd, in the Arroyo Vista area, submitted by Verizon Wireless (Agent: Kevin Gallagher, Complete Wireless Consulting, Inc.); 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 CEQA Guidelines;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval; and
- 3) Approve Conditional Use Permit CUP23-0011 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 4)

Public Comment: S. Ulrich, D. Gersten, T. Ulrich, N. Barranti, C. Barranti, P. Miller, V. Miller, K. Pierman, J. Pierman, Sally O., J. Miller, D. Mette, K. Payne, Monica, M. Mette, S. Blake, 390 (K. Greenwood), Anna, Tara, A. Lichtig

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

Commissioner Boeger disclosed that she visited the project site and had a phone call with Verizon staff.

Commissioner Reinhardt disclosed that he visited the project site and met with residents.

Commissioner Williams disclosed that he visited the project site.

Commissioner Harkin disclosed that he visited the project site.

Chair Nevis disclosed that he visited the project site with the public and Verizon representatives.

A motion was made by Chair Nevis, seconded by Commissioner Williams, to deny the project without prejudice as presented based on the findings of denial presented by staff. Commissioner Boeger abstained from findings 3.1 due to lack of data.

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

ADJOURNED

The meeting was Adjourned at 12:32 p.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.

*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.