



County of El Dorado

Minutes - Draft Planning Commission

Community Development
Agency
Development Services
Division
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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

Thursday, October 13, 2016

8:30 AM

Building C Hearing Room

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.

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 8:30 A.M. by Commissioner Stewart.

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

ADOPTION OF AGENDA

Commissioner Williams pulled Item #3 from the Consent Calendar. A motion was made by Commissioner Shinault, seconded by Commissioner Miller, to Approve the agenda with the modification to the Consent Calendar.

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

PLEDGE OF ALLIEGANCE 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.)

A motion was made by Commissioner Hansen, seconded by Commissioner Miller, to Approve the Consent Calendar with the following changes: (a) Item #3 pulled for discussion; and (b) Commissioner Shinault abstaining from Item #1.

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

- 1. 16-0960** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 22, 2016.

Item was Approved on the Consent Calendar with Commissioner Shinault abstaining.

- 2. 16-0961** Hearing to consider a request for a Finding of General Plan consistency of the proposed vacation of a portion of Bass Lake Road (GOV16-0001) on property identified as a portion of the existing Bass Lake Road, east of the Serrano Parkway and Sienna Ridge Drive intersection, in the El Dorado Hills area, submitted by Serrano Associates; and staff recommending the Planning Commission find the proposed vacation of portions of Bass Lake Road to be consistent with the applicable policies of the El Dorado County General Plan. (Supervisorial District 1)

Item was Approved on the Consent Calendar.

3. 16-0962

Hearing to consider a request for a five-year review of an existing cellular telecommunications facility (Five-Year Review-Special Use Permit S02-0025-R-2/T-Mobile-Skyline Drive)** on property identified by Assessor's Parcel Number 034-771-01, consisting of 0.33 acre, in the South Lake Tahoe area, submitted by T-Mobile West Corporation; and staff recommending the Planning Commission take the following actions:

- 1) Find Special Use Permit S02-0025-R-2 to be exempt from CEQA pursuant to Section 15061(b)(3) 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 S02-0025-R; and
 - 3) Modify Condition of Approval number 8 as follows:
 - 8. Due to the ever-changing technology of wireless communication systems, Special Use Permit 02-25 shall be reviewed by the Planning Commission Development Services Division every five years. At each five-year review, the permit holder shall provide the Planning Commission Development Services Division with a status report on the then current use of the subject site and related equipment. The Planning Commission Development Services Division shall review the status and based on an assessment of the information provided, current wireless technology, and possible local or cumulative impacts, determine whether to (1) modify the conditions of approval in order to reduce identified adverse impacts; and (2) initiate proceedings to revoke the special use permit, requiring the facility's removal if it is no longer an integral part of the wireless communications system. By operation of this condition, it is the intent of County to reserve the right to modify or add new conditions, consistent with the language specified above. The failure of the County to conduct or complete a five-year review in a timely fashion shall not invalidate the Special Use Permit. The applicant shall pay a fee determined by the Development Services Director to cover the cost of processing a five-year review.
- (Supervisory District 5)

A motion was made by Commissioner Williams, seconded by Commissioner Shinault, to Approve staff's recommended actions #1 and #2, include the attachments provided in the Staff Memo dated October 12, 2016, and include a new Condition of Approval stating "Applicant is required to submit an application to FAA to request a deviation from the FAA standard paint scheme with a report back to Planning Staff within one year."

Yes: 4 - Commissioner Stewart, Commissioner Shinault, Commissioner Williams and Commissioner Hansen

Noes: 1 - Commissioner Miller

END OF CONSENT CALENDAR

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

Tiffany Schmid, Development Services, reported that the Planning Commission Bylaws were approved by the Board of Supervisors on October 11, 2016.

David Livingston, County Counsel, reported that there continues to be ongoing litigation on Measure E and the Board of Supervisors will be having workshops on Measure E in the near future.

COMMISSIONERS' REPORTS

Commissioner Shinault reported that grading season in the Tahoe area will end in 2 days and there has been concern over the recent adverse weather conditions.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

4. 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) (cont. 09/08/16, Item #3)

Public Comment: J. Kahling, D. Boucke, S. Montez, F. Hjerpe

A motion was made by Commissioner Miller, seconded by Commissioner Shinault, to Approve staff's recommended actions with the following amendments: (a) Modify Condition #11 to reflect that the Planning Commission will consider the Five-Year Reviews; (b) Include the changes and revised Exhibits identified in the Staff Memo dated October 12, 2016; (c) Modify Revised Exhibit F to include the new photo simulations submitted during the hearing; and (d) Add new Condition of Approval stating "Prior to issuance of a building permit, the applicant shall develop, implement, and maintain a Wildland Fire Safe Plan compliant with the State Fire Safe Regulations and approved by the Pioneer Fire Department."

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

ADJOURNMENT

Meeting was adjourned at 10:08 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.