



County of El Dorado

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
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Minutes - Draft Planning Commission

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

Char Tim, Clerk of the Planning Commission

Thursday, June 13, 2019

8:30 AM

Building C Hearing Room
2850 Fairlane Court
Placerville, CA 95667

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<http://eldorado.legistar.com/Calendar.aspx>

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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. 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.

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. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

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

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

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 Shinault, seconded by Commissioner Williams, to Adopt the Agenda and Approve the Consent Calendar.

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

CONSENT CALENDAR

- 1. **19-0879** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 23, 2019.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

Bre Moebius, Deputy County Counsel, reported on the Diamond Springs Village Apartments.

COMMISSIONERS' REPORTS

Chair Miller spoke on the Rare Plant meeting.

PUBLIC FORUM / PUBLIC COMMENT

Ken Greenwood spoke on the Wireless Ordinance.

AGENDA ITEMS

- 2. 19-0880** Hearing to consider the Farnham project (Rezone Z18-0006)** to rezone two properties from Rural Lands 160-Acres to Timber Production Zone on property identified by Assessor's Parcel Numbers 040-050-01 and 095-070-09, consisting of 254.51 acres, in the South County area, submitted by Delbert Farnham; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Find that the project is Exempt pursuant to California Environmental Quality Act Guidelines Section 15264 (Timber Preserves); and
- 2) Approve Z18-0006 rezoning Assessor's Parcel Numbers 040-050-01 and 095-070-09 from Rural Lands 160-Acres to Timber Production Zone based on the Findings presented.

(Supervisory District 2)

Chair Miller opened the public hearing and upon conclusion of public comment closed the public hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to recommend Approval to the Board of Supervisors of staff's recommended actions.

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

3. 19-0881

Hearing to consider the AT&T CAF II (South Placerville) project (Conditional Use Permit CUP18-0013)* to allow the construction and operation of a 160-foot high monopine wireless communication facility within a 40-foot x 45-foot enclosed area on property identified by Assessor's Parcel Number 096-120-72, consisting of 10.16 acres, in the Placerville area, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
 - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
 - 3) Approve Conditional Use Permit CUP18-0013 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3)

Public Comment: R. Mason, K. Greenwood, C. Swallow

Chair Miller opened the public hearing and upon conclusion of public comment closed the public hearing.

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff's recommended actions including the following modifications: (a) Add one new Condition of Approval (Public Resources Code Section 4291, Fire Defensible Space) as identified in the Staff Memo dated June 12, 2019; (b) Add one new Condition of Approval (Road Repair: The applicant shall provide to Planning Services, evidence of the condition of Jim Valley Road prior to issuance of Building and Grading Permits. Prior to finaling of Building and Grading Permits the applicant shall provide evidence to Planning Services of the post-construction condition of Jim Valley Road. Any damage sustained to Jim Valley Road by construction activities shall be repaired by the project applicant); and (c) Amend Condition of Approval number 6 to change "Development Services" to "Planning Commission" in the last sentence.

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

4. 19-0882

Hearing to consider the AT&T CAF II (Lotus) project (Conditional Use Permit CUP18-0014)* to allow the construction and operation of a 120-foot high monopine wireless communication facility within a 40-foot x 45-foot enclosed area on property identified by Assessor's Parcel Number 104-090-13, consisting of 161.03 acres, in the Lotus area, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
 - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
 - 3) Approve Conditional Use Permit CUP18-0014 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

Public Comment: J. Carston, K. Greenwood, R. Britvich

Chair Miller opened the public hearing and upon conclusion of public comment closed the public hearing.

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff's recommended actions including the following modifications: (a) Add two new Condition of Approvals (Public Resources Code Section 4291 Fire Defensible Space, and El Dorado Hills Fire Department requirements for the Building permit process) as identified in the Staff Memo dated June 12, 2019; (b) Amend Condition of Approval number 6 to change "Development Services" to "Planning Commission" in the last sentence; and (c) Correct the typo in the first sentence on Condition of Approval number 27 to read as follows: "The required turning radius for fire apparatus access road/driveway shall be determined by the fire code official."

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

- 5. 19-0887** Hearing to consider the Applicant-requested Revocation of Conditional Use Permit S08-0017/Companion Animal Hospital** to revoke Conditional Use Permit S08-0017 authorized in 2009 under a previous version of the El Dorado County Zoning Ordinance Title 17, as the activity is now allowed by right under the most recent version of the El Dorado County Zoning Ordinance adopted on December 5, 2015 on property identified by Assessor's Parcel Number 109-201-16, consisting of 1.54 acres, in the Cameron Park area; and staff recommending the Planning Commission take the following actions:
- 1) Find the project is exempt pursuant to Section 15301 of the California Environmental Quality Act Guidelines (Existing Facilities); and
 - 2) Revoke Conditional Use Permit S08-0017 based on the Findings presented, thus terminating it and denying the privileges granted by the original approval.
- (Supervisory District 2)

Chair Miller opened the public hearing and upon conclusion of public comment closed the public hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to Approve staff's recommended actions.

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

ADJOURNMENT

Meeting was adjourned at 10:32 A.M. by Chair Miller.

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.