



County of El Dorado

2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Minutes - Final Planning Commission

Walter Mathews, Chair, District 4
Rich Stewart, First Vice-Chair, District 1
Brian Shinault, Second Vice-Chair, District 5
Lewis Ridgeway, District 2
Tom Heflin, District 3

Char Tim, Clerk of the Planning Commission

Thursday, November 13, 2014

8:30 AM

Building C Hearing Room

ADDENDUM

Item No. 10 is hereby added to the Consent Calendar.

Heating assistance devices are available for public use - contact the Clerk to the Planning Commission.

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 Current 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

Present: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

ADOPTION OF AGENDA

A motion was made by Member Heflin, seconded by Member Stewart, to Approve the agenda as presented.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

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.)

1. [14-1491](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 23, 2014 and the special meeting of October 16, 2014 (Cont. 11-13-14, Item 1) and the regular meeting of November 13, 2014.

A motion was made by Member Heflin, seconded by Member Stewart, to Continue this matter to the December 11, 2014 meeting.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

2. [14-1492](#) Hearing to consider a request to change-out three existing antenna panels, install a new battery cabinet, and a five-year review of the existing cellular telecommunications facility [Five-Year Cell Tower Review-Special Use Permit S03-0001-R-3/Cingular Wireless/T-Mobile (Pacific House)]** on property identified by Assessor’s Parcel Number 011-090-50, consisting of 500.63 acres, in the Ice House/American River Canyon area, submitted by Crown Castle; and staff recommending the Planning Commission take the following actions:
- 1) Find the project exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines;
 - 2) Find that the five-year review of the telecommunication facility demonstrates the cell tower facility is in conformance with the Conditions of Approval for S03-0001; and
 - 3) Approve the modifications to the Conditions of Approval for S03-0001-R-3, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 5)

A motion was made by Member Stewart, seconded by Member Shinault, to Approve this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

3. [14-1493](#) Hearing to consider a Finding of Consistency with the El Dorado County General Plan for the acquisition of two easements pursuant to Government Code 65402 [GOV14-0004/Becken Lane] on property identified by Assessor’s Parcel Number 090-430-23, in the Shingle Springs area, submitted by El Dorado County; and staff recommending the Planning Commission find that the County acquisition of a secondary access and public utilities easement, including the dedication of a temporary construction easement, is consistent with applicable policies of the adopted 2004 El Dorado County General Plan in accordance with Government Code Section 65402.
- (Supervisory District 2)

A motion was made by Member Shinault, seconded by Member Mathews, to Approve this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

4. [14-1496](#) Clerk of the Planning Commission recommending the Commission approve the 2015 Planning Commission Meeting Schedule.

A motion was made by Member Heflin, seconded by Member Stewart, to Approve this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

5. [14-1498](#) HEARING - Planning Commission recommending the Board consider amending the General Plan to incorporate the El Dorado County Airport Land Use Compatibility Plan in compliance with Government Code Section 65302.3 [General Plan Amendment A13-0003/Airport Land Use Compatibility Plan Implementation] submitted by El Dorado County; and recommending the Board take the following actions:
- 1) Find that the proposed General Plan amendments are exempt from California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3);
 - 2) Approve General Plan Amendment A13-0003 amending the General Plan to implement the El Dorado County Airport Land Use Compatibility Plans based on the Findings presented;
 - 3) Adopt Resolution 238-2014 for said General Plan amendment; and
 - 4) Adopt Resolution of Intention 239-2014 to amend Zoning Ordinance Chapter 17.38 to be consistent with the adopted amendments to the General Plan. (Est. Time: 10 Min.)

A motion was made by Member Heflin, seconded by Member Shinault, to recommend Approval to the Board of Supervisors on this matter.

Yes: 4 - Member Mathews, Member Heflin, Member Shinault and Member Ridgeway

Recused: 1 - Member Stewart

6. **14-1499** Hearing to consider a request submitted by Bob Hablitzel appealing the approval by the Planning Commission on November 13, 2014 for Special Use Permit S14-0004/Verizon Wireless Communication Facility (Mono-Pine) on property identified by Assessor's Parcel Number 126-051-17, consisting of 10.0 acres, in the El Dorado Hills area; and staff recommending the Board take the following actions:
- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Deny the appeal, thereby upholding the approval of Special Use Permit S14-0004 by the Planning Commission on November 13, 2014, based on the Findings and subject to the Conditions of Approval as approved.
- (Supervisorial District 1)

A motion was made by Member Mathews, seconded by Member Heflin, to Approve this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

7. [14-1500](#) Hearing to consider request to revise an approved 24 lot tentative map to add a phasing plan and reduce the paved road width to 28 feet [Tentative Map Revision TM05-1395-R/La Caille Estates Subdivision]** on property identified by Assessor’s Parcel Number 070-072-44, consisting of 36.51 acres, in the Shingle Springs community region, submitted by Orbis Financial; and staff recommending the Planning Commission take the following actions:
- 1) Certify that the project is exempt from further CEQA review pursuant to Section 15162 of the CEQA Guidelines; and
 - 2) Approve Tentative Map Revision TM05-1395-R, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)

A motion was made by Member Mathews, seconded by Member Shinault, to Approve this matter.

Yes: 4 - Member Mathews, Member Heflin, Member Shinault and Member Ridgeway

Noes: 1 - Member Stewart

8. [14-1501](#) Hearing to consider request to revise an approved tentative map to reduce the number of residential lots from 111 to 105 and revise the phasing plan [Tentative Map Revision TM06-1409-R/West Valley Village Lots 6 and 7 Subdivision]** on property identified by Assessor’s Parcel Numbers 118-570-02 and 118-570-03, consisting of 5.78 acres, in the El Dorado Hills area and within the Valley View Specific Plan, submitted by MJM Properties LLC and Ardor Consulting Corporation; and staff recommending the Planning Commission take the following actions:
- 1) Certify that the project is exempt from further CEQA review pursuant to Section 15162 of the CEQA Guidelines; and
 - 2) Approve Tentative Map Revision TM06-1409-R, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2)

A motion was made by Member Heflin, seconded by Member Stewart, to Approve this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

9. [14-1502](#)

HEARING - Planning Commission recommending the Board consider Cameron Woods Unit No. 9 project [Z14-0004/TM08-1482-R] for the following: 1) Rezone Assessor's Parcel Numbers 070-011-45 and 070-011-33 from One-Family Residential-Planned Development-Airport Safety District (R1-PD-AA) and Open Space-Planned Development-Airport Safety District (OS-PD-AA) to One-Family Residential-Airport Safety District (R1-AA); 2) Rescind Planned Development PD08-0006; 3) Reduce number of residential lots from 33 to 26 lots; 4) Design Waiver to allow proposed Lots 23 and 24 to exceed the 3:1 depth to width lot ratio; and 5) Reduce interim wetland buffer from 50 feet to a minimum of five feet on property identified by Assessor's Parcel Numbers 070-011-45, 070-011-33 and 083-020-21, consisting of 75.24 acres, in the Cameron Park area, submitted by Craig Rasmussen. Staff recommends the Board take the following actions:

- 1) Find the previously adopted Mitigated Negative Declaration to be an adequate environmental review document for the project;
- 2) Approve Z14-0004 rezoning Assessor's Parcel Numbers 070-011-45 and 070-011-33 from One-Family Residential-Planned Development-Airport Safety District (R1-PD-AA) and Open Space-Planned Development-Airport Safety District (OS-PD-AA) to One-Family Residential-Airport Safety District (R1-AA) based on the Findings (Attachment 2B);
- 3) Rescind approved Planned Development PD08-0006;
- 4) Approve proposed revision to Cameron Woods Unit No. 9 Tentative Subdivision Map under TM08-1482-R based on the Findings (Attachment 2B) and subject to the Conditions of Approval (Attachment 2C);
- 5) Approve Design Waiver allowing Lots 23 and 24 to exceed the 3:1 depth to width lot ratio in accordance with the El Dorado County Design and Improvement Standards Manual (DISM);
- 6) Approve reduced interim wetland buffer from 50 feet to a minimum of five feet in accordance with the Interim Interpretive Guideline to General Plan Policy 7.3.3.4; and
- 7) Adopt Ordinance 5016 for said rezone. (Supervisory District 4) (Est. Time: 15 Min.)

A motion was made by Member Shinault, seconded by Member Heflin, to recommend Approval to the Board of Supervisors on this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

ADJOURNMENT

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.

ADDENDUM

CONSENT CALENDAR

10. [14-0767](#) Community Development Agency, Development Services Division, requesting the Planning Commission clarify and amend their motion made on October 23, 2014, for Special Use Permit S13-0014/AT&T Silva Valley Parkway Cellular Site (Mono-Oak) to include the Staff Memo dated September 9, 2014 which was presented to the Planning Commission at their September 11, 2014 meeting with the intent that it be included in the Planning Commission's final action for the project; and staff recommending the Planning Commission amend their October 23, 2014 motion to state:
- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
 - 2) Approve Special Use Permit S13-0014 based on the Findings and subject to the Conditions of Approval;
 - 3) Approve the revisions to the Conditions of Approval as presented in the Staff Memo dated September 9, 2014; and
 - 4) Approve the revisions to Condition of Approval 15 as presented in the Staff Memo dated October 22, 2014.
- (Supervisory District 1)

A motion was made by Member Heflin, seconded by Member Stewart, to amend their October 23, 2014 motion as presented.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway