



County of El Dorado

MEETING AGENDA Planning Commission

Community Development
Agency
Development Services
Division
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
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Vacant, District 4
Rich Stewart, First Vice-Chair, District 1
Vacant, District 5
Gary Miller, District 2
Tom Heflin, District 3

Char Tim, Clerk of the Planning Commission

Thursday, January 22, 2015

8:30 AM

Building C Hearing Room

Hearing 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

ADOPTION OF AGENDA

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. [15-0039](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of December 11, 2014.

2. [15-0040](#) Chief Administrative Office, Parks Division, submitting request to consider the transfer of 16 weekend and 16 weekday user days from River Use Permit #13 to River Use Permit #19; and staff recommending the Planning Commission take the following actions:
 - 1) Approve the transfer of 16 weekend and 16 weekday user days from River Use Permit #13 held by Don Koolmees, president of Koolriver Adventure Tours, Inc. dba Whitewater Connection to River Use Permit #19 held by Deric Rothe, president of Sierra Whitewater, Inc.

3. [15-0042](#) Hearing to consider a request for a five-year review of an existing cellular telecommunication facility [Special Use Permit S07-0024-R/Union Mine Tower]** on property identified by Assessor's Parcel Number 092-152-04, consisting of 0.23 acre, in the El Dorado area, submitted by Verizon Wireless; 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 S07-0024; and
 - 3) Approve the modifications to the Conditions of Approval for S07-0024-R, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

4. [13-0821](#) One-year review of the Rescue Community Center Remote Control Car Race Track project [Special Use Permit S11-0007] as specified in Condition 19 of the approved Conditions of Approval on property identified by Assessor's Parcel Number 069-160-16, consisting of 4.012 acres, in the Rescue; and staff recommending the Planning Commission take the following action:
- 1) Find that the Rescue Community Center race track is substantially consistent with Conditions of Approval for S11-0007.
- (Supervisory District 4)

5. [15-0044](#) Hearing to consider a request to allow nine events with up to 150 attendees and wine tasting at an existing winery [Special Use Permit Revision S08-0012-R/Rancho Olivo Vineyards]** on property identified by Assessor's Parcel Number 109-090-07, consisting of 21 acres, in the Cameron Park area, submitted by Nello and Danica Olivo; and staff recommending the Planning Commission take the following actions:
1) Find that the project is Categorically Exempt pursuant to CEQA Sections 15301 and 15303; and
2) Approve Special Use Permit Revision S08-0012-R based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 2)
6. [15-0045](#) Hearing to consider a request to allow the construction and operation of a wireless telecommunication facility [Special Use Permit S14-0007/Verizon Wireless Telecommunications Facility-Missouri Flat]* on property identified by Assessor's Parcel Number 327-213-34, consisting of 12.42 acres, in the Diamond Springs 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 S14-0007 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 3)
7. [14-1588](#) Development Services Division, Planning Services recommending the AT&T Cell Tower Skyline Drive project [S14-0009] be continued to the February 26, 2015 hearing to allow staff time to review revised site plans showing the re-design of the equipment shelter, relocation of the tower to avoid trees, removal of the HVAC units, and submittal of a detailed alternative site analysis based on the concerns expressed by the Planning Commission on December 11, 2014. The Planning Commission directed staff to return with Findings for Denial, but the new information and revised plans submitted by the applicant requires additional Planning Commission consideration.
(Supervisory District 5) (Cont. 12-11-14, Item 3)
8. [15-0046](#) Clerk of the Planning Commission recommending the Commission elect a Chair, First Vice-Chair, and Second Vice-Chair for 2015, with those selections becoming effective at the next regular meeting.

CLOSED SESSION

9. [15-0047](#) **Pursuant to Government Code Section 54956.9(d)(2), Significant Exposure to Litigation:** Title: Special Use Permit S14-0009/AT&T Cell Tower Skyline Drive: One (1) potential case. (Est. Time: 15 Min.)

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.