



# County of El Dorado

## Minutes - Draft Planning Commission

Community Development  
Agency  
Development Services  
Division  
2850 Fairlane Court  
Placerville CA 95667  
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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*

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Thursday, May 26, 2016

8:30 AM

Building C Hearing Room

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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](mailto: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**

**Present:** 4 - Member Stewart, Member Miller, Member Shinault and Member Hansen

**Absent:** 1 - Member Williams

### **ADOPTION OF AGENDA**

**A motion was made by Member Shinault, seconded by Member Hansen, to Approve the agenda amended as follows: (a) Pull Item #3 from the Consent Calendar.**

**Yes:** 4 - Member Stewart, Member Miller, Member Shinault and Member Hansen

**Absent:** 1 - Member Williams

### **PLEDGE OF ALLIANCE 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. [16-0526](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 12, 2016.

**A motion was made by Member Miller, seconded by Member Hansen, to Approve the meeting minutes of May 12, 2016.**

**Yes:** 4 - Member Stewart, Member Miller, Member Shinault and Member Hansen

**Absent:** 1 - Member Williams

2. [16-0527](#) Chief Administrative Office, Parks Division, submitting request to consider the transfer of 14 weekend user days and 10 weekday user days from River Use Permit #58 to River Use Permit #05; and staff recommending the Planning Commission take the following actions:  
1) Approve the transfer of 14 weekend user days and 10 weekday user days from River Use Permit #58, held by George Wendt, president of O.A.R.S. West, Inc. to River Use Permit #05, held by John Kosakowsky, president, and Sara Vardaro, vice-president, of River Runners, Inc.

**A motion was made by Member Miller, seconded by Member Hansen, to Approve this item.**

**Yes:** 4 - Member Stewart, Member Miller, Member Shinault and Member Hansen

**Absent:** 1 - Member Williams

3. [16-0529](#)

Hearing to consider a request for a five-year review of an existing cellular telecommunications facility [Five-Year Review-Special Use Permit S01-0006-R/Blue Ravine Monopine]\*\* on property identified by Assessor's Parcel Number 124-301-34, consisting of 0.46 acre, in the El Dorado Hills area, submitted by Crown Castle; and staff recommending the Planning Commission take the following actions:

1) Find Special Use Permit S01-0006-R 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 S01-0006;

3) Modify Condition of Approval number 6 as follows:

6. Due to the ever-changing technology of wireless communication systems, this Special Use Permit shall be reviewed by the El Dorado County Planning Department Development Services Division every five years. At the time of this review, the permit holder shall provide the Planning Department Development Services Division with a status report on the then current use of the subject site and related equipment. The Planning Department Development Services Division shall review the status report and based upon an assessment of the information provided, current wireless technology, and possible local and cumulative impacts, determine whether to recommend the Planning Commission take action to: (A) Allow the facility to continue to operate under all applicable conditions; or (B) Modify the conditions of approval in order to reduce any identified new adverse impacts; and or initiate proceedings to modify the special use permit, and/or require the removal of identified obsolete equipment if no longer an integral part of the facility. The intent of these provisions is to enable the Planning Commission to reserve the right to modify existing or add new conditions, consistent with the above-mentioned language. The failure of the Planning Department Development Services Division to conduct or complete the five-year review as required shall not result in the expiration of this special use permit. The applicant shall pay a fee as determined by the Planning Development Services Division Director to cover the cost of the five-year review process.

4) Add a new Condition of Approval:

Planning Services

8. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 3 p.m. Monday through Friday.

(Supervisory District 4)

**A motion was made by Member Miller, seconded by Member Shinault, to Approve this item with the following amendment: (a) Modify Condition #6 as identified in the Staff Memo dated May 23, 2016.**

**Yes:** 4 - Member Stewart, Member Miller, Member Shinault and Member Hansen

**Absent:** 1 - Member Williams

## END OF CONSENT CALENDAR

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

## COMMISSIONERS' REPORTS

## PUBLIC FORUM / PUBLIC COMMENT

## AGENDA ITEMS

4. [09-0052](#) Hearing to consider a request for the Indian Creek project [Tentative Map Extension TM08-1472-E] for five one-year time extensions to the approved tentative map creating 74 residential lots, resulting in a new expiration date of February 3, 2021 on property identified by Assessor's Parcel Numbers 327-060-03, 327-060-04, 327-060-08, 327-060-10, 327-060-11, 327-060-12, 327-080-04, and 327-020-010, consisting of 182 acres, in the Placerville area, submitted by Echo Lane Investors, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on February 3, 2009, as described in the CEQA Findings; and
  - 2) Approve TM08-1472-E extending the expiration of the approved tentative map for a total of five years to February 3, 2021, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 3)

**A motion was made by Member Hansen, seconded by Member Miller, to Approve this item.**

**Yes:** 4 - Member Stewart, Member Miller, Member Shinault and Member Hansen

**Absent:** 1 - Member Williams

5. [16-0530](#) Hearing to consider the Dieu Nhan Buddhist Convent and Meditation Center project [Special Use Permit S13-0007]\* to allow a convent and meditation center on property identified by Assessor's Parcel Number 069-150-14, consisting of 10.05 acres, in the Rescue area, submitted by Dieu Nhan Buddhist Meditation Association; 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 program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the Conditions of Approval and mitigation measures; and
  - 3) Approve Special Use Permit S13-0007, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

**A motion was made by Member Miller, seconded by Member Shinault, to Approve this item with the following amendments: (a) Modify Condition #14, in the first sentence, to replace "driveway" with "access roadway"; and (b) Modify Condition #35 as read into the record.**

**Yes:** 3 - Member Miller, Member Shinault and Member Hansen

**Absent:** 1 - Member Williams

**Abstained:** 1 - Member Stewart

11:00 A.M.

6. [16-0533](#) Community Development Agency, Development Services Division providing an information-only workshop on the Saratoga Estates project (Tentative Map TM14-1520/Rezone Z14-0007/Planned Development PD14-0006) to discuss the project description with the Planning Commission prior to public hearing on the applications and Final Environmental Impact Report (FEIR). Any public comments are welcome and will be received and filed. No action by the Planning Commission will be taken.  
(Supervisorial District 1)

**No Action Taken.**

## 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.