



County of El Dorado

Minutes - Final 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

Thursday, April 28, 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

Present: 4 - Member Stewart, Member Shinault, Member Williams and Member Hansen

Absent: 1 - Member Miller

ADOPTION OF AGENDA

A motion was made by Member Shinault, seconded by Member Williams, to Approve the agenda as presented.

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

Absent: 1 - Member Miller

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. [16-0400](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 24, 2016.

A motion was made by Member Hansen, seconded by Member Williams, to Approve this matter.

Yes: 3 - Member Stewart, Member Williams and Member Hansen

Absent: 1 - Member Miller

Abstained: 1 - Member Shinault

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

- 2. [15-0881](#) Hearing to consider the Swansboro Verizon Wireless Cellular Tower (Mono-Pine) project [Special Use Permit S15-0001]* to allow the construction of a wireless telecommunication facility on property identified by Assessor’s Parcel Number 085-010-06, consisting of 39.75 acres, in the Mosquito/Swansboro area, submitted by Verizon Wireless; and staff recommending the Planning Commission take the following actions:
 - 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Special Use Permit S15-0001 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)

L. Webb, M. Desmond, R. Wanner, K. Dahrian, D. Wagner, A. Webb

A motion was made by Member Shinault, seconded by Member Hansen, to Approve this item with the following amendments: (a) Include changes as identified in the Staff Memo dated April 28, 2016; (b) New condition requiring a Fire Safe Plan; and (c) Approve applicant’s request to move the location of the cell tower as shown in email dated April 26, 2016.

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

Absent: 1 - Member Miller

3. [16-0195](#)

Hearing to consider a request for the Hawk View project [Tentative Map Revision TM00-1371-R/Time Extension TM00-1371-E] for a revision and one-year time extension of the approved 114-unit Tentative Subdivision Map on property identified by Assessor’s Parcel Number 115-040-16, consisting of 40.10 acres, in the El Dorado Hills area, submitted by BL Road, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report;
- 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented;
- 3) Approve a one-year time extension to Tentative Map TM00-1371; and
- 4) Approve Tentative Map Revision TM00-1371-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1) (cont. 03/24/16, Item #5)

P. McClain, G. Jarecki, K. Marquis, J. Chance, D. Nkadi, L. Sykes, L. Raistrick, A. Chaudhary, K. West, J. Hidal, C. Nelson, K. Prevost, D. Hus

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

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

Absent: 1 - Member Miller

4. [16-0198](#) Hearing to consider a request for the Bell Ranch project [Tentative Map Revision TM96-1321-R-3/Time Extension TM96-1321-E-2] for a revision and one-year time extension of the approved 113-unit Tentative Subdivision Map on property identified by Assessor's Parcel Number 119-020-52, consisting of 112.14 acres, in the El Dorado Hills area, submitted by BL Road, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report;
 - 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented;
 - 3) Approve a one-year time extension to Tentative Map TM96-1321; and
 - 4) Approve Tentative Map Revision TM96-1321-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2) (cont. 03/24/16, Item #6)

P. McClain, G. Jarecki, K. Marquis, J. Chance, D. Nkadi, L. Sykes, L. Raistrick, A. Chaudhary, K. West, J. Hidal, C. Nelson, K. Prevost, D. Hus

A motion was made by Member Hansen, seconded by Member Williams, to Approve this item with the following amendments: (a) Modify Condition #15 increasing the road width for "A Drive" from 28 feet to 30 feet; and (b) Modify Condition #25 to change the 79th lot to the 25th lot for the off-site Morrison Road.

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

Absent: 1 - Member Miller

5. [16-0199](#) Hearing to consider a request for the Bell Woods project [Tentative Map Revision TM01-1380-R/Time Extension TM01-1380-E] for a revision and one-year time extension of the approved 54-unit Tentative Subdivision Map on property identified by Assessor’s Parcel Number 119-020-50, consisting of 34.28 acres, in the Cameron Park area, submitted by BL Road, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report;
 - 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented;
 - 3) Adopt the Phasing Plan, consisting of Phases 1 and 2, pursuant Section 120.28.010 of the El Dorado County Subdivision Ordinance;
 - 4) Approve a one-year time extension to Tentative Map TM01-1380; and
 - 5) Approve Tentative Map Revision TM01-1380-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2) (cont. 03/24/16, Item #7)

P. McClain, G. Jarecki, K. Marquis, J. Chance, D. Nkadi, L. Sykes, L. Raistrick, A. Chaudhary, K. West, J. Hidal, C. Nelson, K. Prevost, D. Hus

A motion was made by Member Hansen, seconded by Member Williams, to Approve this item with the following amendment: (a) Modify Condition #69 as previously discussed.

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

Absent: 1 - Member Miller

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.