



County of El Dorado

Minutes - Draft Planning Commission

Community Development
Agency
Development Services
Division
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Gary Miller, Chair, District 2
Brian Shinault, First Vice-Chair, District 5
James Williams, Second Vice-Chair, District 4
Jeff Haberman, District 1
Jeff Hansen, District 3

Char Tim, Clerk of the Planning Commission

Thursday, February 23, 2017

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

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

ADOPTION OF AGENDA

A motion was made by Commissioner Williams, seconded by Commissioner Haberman, to Approve the agenda as presented.

Yes: 3 - Commissioner Miller, Commissioner Haberman and Commissioner Williams

Absent: 2 - Commissioner Shinault and Commissioner Hansen

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.)

A motion was made by Commissioner Haberman, seconded by Commissioner Williams, to Approve the Consent Calendar as amended: (a) Modify Item #1 (Meeting Minutes of 02-09-17) to reflect the following clarification in the motion for Design Review Revision DR94-0002-R (Item #3) to state: "(a) Modify Condition #1.a by replacing "charcoal asphalt roof shingles" with "red/red or gray/gray concrete tile or tile consistent with roofing materials used throughout the shopping center..."

Yes: 3 - Commissioner Miller, Commissioner Haberman and Commissioner Williams

Absent: 2 - Commissioner Shinault and Commissioner Hansen

- 1. **17-0168** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of February 9, 2017.

Item was Approved on the Consent Calendar with clarification amendment to Item #3 to state: "(a) Modify Condition #1.a by replacing "charcoal asphalt roof shingles" with "red/red or gray/gray concrete tile or tile consistent with roofing materials used throughout the shopping center..."

END OF CONSENT CALENDAR

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

There were no Departmental Reports.

COMMISSIONERS' REPORTS

There were no Commissioners' Reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no public comment.

AGENDA ITEMS

- 2. **14-1500** Hearing to consider the time extension request for the La Caille Estates project (Tentative Subdivision Map Time Extension TM05-1395-E) on property identified by Assessor's Parcel Numbers 070-510-01, 070-510-02, 070-510-03, and 070-510-04, consisting of 25.04 acres, in the Shingle Springs area, submitted by Orbis Financial; 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 May 12, 2009, as described in the CEQA Findings; and
 - 2) Approve TM05-1395-E extending the expiration of the approved tentative subdivision map for three years to November 14, 2019, based on the Findings and subject to the Conditions of Approval as presented.
 (Supervisory District 4)

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

Yes: 3 - Commissioner Miller, Commissioner Haberman and Commissioner Williams

Absent: 2 - Commissioner Shinault and Commissioner Hansen

- 3. 17-0170** Community Development Agency, Development Services Division, forwarding a request from AT&T for a Conceptual Review of a proposal to install wireless communication facilities for the Connect America Fund Phase II Project (Pre-Application PA16-0008). Two example sites are proposed for this Conceptual Review: Site #1-Nashville, on property identified by Assessor's Parcel Number 092-031-52, consisting of 29.7 acres, located in the Nashville area (Supervisory District 2); and Site #2-Buffalo Hill, on property identified by Assessor's Parcel Number 061-720-55, consisting of 1 acre, located in the Greenwood area (Supervisory District 4). This item is for discussion purposes only.

No Action Taken.

ADJOURNMENT

Meeting was adjourned at 10:07 A.M. by Commissioner 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.