



County of El Dorado

Planning and Building
Department
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Minutes - Final Planning Commission

Gary Miller, Chair, District 2
Brian Shinault, First Vice-Chair, District 5
James Williams, Second Vice-Chair, District 4
Jon Vegna, District 1
Jeff Hansen, District 3

Char Tim, Clerk of the Planning Commission

Thursday, October 26, 2017

8:30 AM

Building C Hearing Room

Planning Commission audio recordings, Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:
<http://eldorado.legistar.com/Calendar.aspx>

In-progress Planning Commission meetings can be accessed through a listen-only dial-in number at 530-621-7607.

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.

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.

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, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any action on the subject matter.

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 8:31 A.M. by Commissioner Miller.

PLEDGE OF ALLEGIANCE TO THE FLAG

ADOPTION OF AGENDA AND APPROVAL OF THE 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 Williams, seconded by Commissioner Vegna, to Adopt the Agenda and Approve the Consent Calendar.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Shinault

CONSENT CALENDAR

1. [17-1141](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 12, 2017.

Item was Approved on the Consent Calendar.

- 2. [17-1142](#) Chief Administrative Office, Parks Division, submitting request to consider the transfer of 17 weekend user days and 17 weekday user days from River Use Permit #63 to River Use Permit #19; and staff recommending the Planning Commission take the following actions:
1) Approve the transfer of 17 weekend user days and 17 weekday user days from River Use Permit #63, held by Michael Juarez, president of Action Whitewater Adventures California, Inc. to River Use Permit #19, held by Deric Rothe, president of Sierra Whitewater, Inc.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

DEPARTMENTAL REPORTS AND COMMUNICATIONS (Planning and Building, Transportation, County Counsel)

Roger Trout reported on various items heard by the Board of Supervisors that week and provided an update on the River Management Plan as requested by Commissioner Williams from a previous meeting.

COMMISSIONERS' REPORTS

There were no Commissioners' reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

3. [17-1143](#) Hearing to consider the Southpointe Meadows project (Tentative Subdivision Map TM16-1529)* to create a subdivision of seven single family residential lots ranging in size from 1 to 1.3 acres on property identified by Assessor’s Parcel Number 110-450-07, consisting of 8.04 acres, in the El Dorado Hills area, submitted by Hamdi Kanaan and Zaina Almasri; 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 Tentative Subdivision Map TM16-1529 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

Public Comment: J. Powell, L. Powell, J. Arrigotti, R. DeGruccio, M. Jackson, L. Durand

A motion was made by Commissioner Vegna, seconded by Commissioner Hansen, to Approve this item with the following amendments: (a) Modify Condition 15.g, second sentence, to read: "The existing gate located in the existing easement shall be replaced with a gate consisting of a Knox key switch, consistent with the El Dorado Hills Fire Department automatic gate standard and subject to the El Dorado Hills Fire Department approval, allowing for unobstructed emergency traffic."; and (b) Add new condition to read as follows: "Improvement plans shall direct construction traffic to avoid Lomita Court unless necessary for improvements required by Condition of Approval 15.g."

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Shinault

4. [17-1144](#) Hearing to consider the Cal.net North project (Conditional Use Permit S17-0005)* to allow for the construction and operation of a broadband wireless network consisting of ten new communication towers on properties identified as follows: Site 1-Assessor’s Parcel Number 073-031-09, consisting of 2.5 acres, in the Cool area; Site 2-Assessor’s Parcel Number 061-720-01, consisting of 13.35 acres, in the Greenwood area; Site 3-Assessor’s Parcel Number 061-540-14, consisting of 5.4 acres, in the Georgetown area; Site 4-Assessor’s Parcel Number 062-500-33, consisting of 5.785 acres, in the Georgetown area; Site 5-Assessor’s Parcel Number 060-090-24, consisting of 11.17 acres, in the Greenwood area; Site 6-Assessor’s Parcel Number 060-200-52, consisting of 56.992 acres, in the Garden Valley area; Site 7-Assessor’s Parcel Number 060-180-27, consisting of 5.67 acres, in the Garden Valley area; Site 8-Assessor’s Parcel Number 060-361-48, consisting of 10.01 acres, in the Garden Valley area; Site 9-Assessor’s Parcel Number 060-430-61, consisting of 3.7 acres, in the Garden Valley area; and Site 10-Assessor’s Parcel Number 062-111-07, consisting of 242.75 acres, in the Garden Valley area, submitted by Cal.net; 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 Conditional Use Permit S17-0005 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)

Public Comment: L. Ward

A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve this item and direct staff to amend the Conditions of Approval as follows: (a) Eliminate Site #1, as requested by the applicant; and (b) Reflect minor site location move to Site #9.

Yes: 4 - Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

Absent: 1 - Commissioner Shinault

ADJOURNMENT

Meeting was adjourned at 10:40 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.