



County of El Dorado

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Minutes - Final Planning Commission

Walter Mathews, Chair, District 4
Rich Stewart, First Vice-Chair, District 1
Brian Shinault, Second Vice-Chair, District 5
Lewis Ridgeway, District 2
Tom Heflin, District 3

Char Tim, Clerk of the Planning Commission

Thursday, October 23, 2014

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

Present: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

ADOPTION OF AGENDA

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

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

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. [14-1374](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 9, 2014.

A motion was made by Member Heflin, seconded by Member Stewart, to Approve this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

- 2. [14-1375](#) Hearing to consider a five-year review of an existing cellular telecommunications facility [Five-Year Cell Tower Review-Special Use Permit S04-0042-R/South Shingle Springs]** on property identified by Assessor’s Parcel Number 087-300-77, consisting of 21.59, in the Shingle Springs area, submitted by Cingular 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 S04-0042-R; and
 - 3) Approve the modifications to the Conditions of Approval for S04-0042-R, based on the Findings and subject to the Conditions of Approval as presented.
 (Supervisory District 2)

A motion was made by Member Stewart, seconded by Member Shinault, to Approve this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

- 3. [14-1376](#) Hearing to consider a Finding of Consistency with the El Dorado County General Plan for the acquisition of a 12.619-acre portion of the 122 acre Forebay Recreation Area pursuant to Government Code 65402 [GOV14-0003/Pollock Pines Recreation Park]** on property identified by Assessor’s Parcel Number 101-330-77, consisting of (12.619-acre portion of) 122 acres, in the Pollock Pines area, submitted by El Dorado County; and staff recommending the Planning Commission find that the proposed property acquisition of a 12.619-acre portion of Assessor's Parcel Number 101-330-77 is consistent with the 2004 General Plan based on the Findings presented.

(Supervisory District 5)

A motion was made by Member Stewart, seconded by Member Mathews, to Approve this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

4. [14-1377](#) Hearing to consider revision to Condition of Approval #20 to allow an emergency vehicle access (EVA) off Mineshaft Lane to Lot 1 [Tentative Map Revision TM05-1398-R/Thousand Oaks]** on property identified by Assessor's Parcel Number 070-300-15, consisting of 7 acres, in the Shingle Springs area, submitted by Brad Dorkin; and staff recommending the Planning Commission take the following actions:
- 1) Find the project Exempt pursuant to Section 15162 of the CEQA Guidelines; and
 - 2) Approve the revision to Tentative Map TM05-1398-R, based on the Findings and subject to the Conditions of Approval as presented. (Supervisorial District 4)

A motion was made by Member Shinault, seconded by Member Stewart, to Approve this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

5. [14-0767](#) Community Development Agency, Development Services Division, requesting the Planning Commission clarify and amend their motion made on October 23, 2014, for Special Use Permit S13-0014/AT&T Silva Valley Parkway Cellular Site (Mono-Oak) to include the Staff Memo dated September 9, 2014 which was presented to the Planning Commission at their September 11, 2014 meeting with the intent that it be included in the Planning Commission's final action for the project; and staff recommending the Planning Commission amend their October 23, 2014 motion to state:
- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff;
 - 2) Approve Special Use Permit S13-0014 based on the Findings and subject to the Conditions of Approval;
 - 3) Approve the revisions to the Conditions of Approval as presented in the Staff Memo dated September 9, 2014; and
 - 4) Approve the revisions to Condition of Approval 15 as presented in the Staff Memo dated October 22, 2014. (Supervisorial District 1)

A motion was made by Member Mathews, seconded by Member Shinault, to Approve this matter.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

6. [14-1379](#) Hearing to consider request to create two parcels, rezone from Estate Residential Five-Acre (RE-5)/Estate Residential (RE-10) to Recreational Facilities (RF) for Parcel 1 only, and a Special Use Permit for an equestrian facility [Rezone Z04-0015/Special Use Permit S01-0011/Parcel Map P08-0036/Springs Equestrian Center]* on property identified by Assessor’s Parcel Number 115-410-05, consisting of 146.42 acres, in the Rescue area, submitted by Dennis Graham; and staff recommending the Planning Commission recommend the Board of Supervisors 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 as presented;
 - 3) Approve Z04-0015 to rezone proposed Parcel 1 from Estate Residential Five-Acre (RE-5)/Estate Residential (RE-10) to Recreational Facilities (RF) based on the Findings as presented;
 - 4) Conditionally approve tentative Parcel Map application P08-0036, based on the Findings and subject to the Conditions of Approval as presented; and
 - 5) Conditionally approve Special Use Permit application S01-0011, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisorial District 1)

A motion was made by Member Stewart, seconded by Member Mathews, to Continue this matter off-calendar.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

7. [14-1393](#) Clerk of the Planning Commission recommending the Commission elect a Second Vice-Chair for the remaining 2014 calendar, with the selection becoming effective at the next regular meeting.

A motion was made by Member Heflin, seconded by Member Mathews, to Approve nomination of Brian Shinault as Second Vice-Chair for the remaining 2014 calendar.

Yes: 5 - Member Mathews, Member Heflin, Member Shinault, Member Stewart and Member Ridgeway

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.