



County of El Dorado

MEETING AGENDA Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
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Gary Miller, Chair, District 2
James Williams, First Vice-Chair, District 4
Jon Vegna, Second Vice-Chair, District 1
Jeff Hansen, District 3
Brian Shinault, District 5

Char Tim, Clerk of the Planning Commission

Thursday, February 8, 2018

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

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.)

CONSENT CALENDAR

1. [18-0159](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 25, 2018.

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

2. [18-0160](#) Hearing to consider the Oasis/Conoco Phillips Service Station project (Design Review Revision DR04-0012-R-2)** for a Major Revision to an approved Design Review permit consisting of the following modifications to the existing 76 Gas Station: 1) Replacement of existing fueling canopy; 2) Demolition of existing cashier/mini-mart kiosk; 3) Construction of a new convenience store addition; 4) Removal of one fuel dispenser with associated underground facilities; and 5) Replacement of two monument signs with one monument sign on property identified by Assessor's Parcel Number 121-180-16, consisting of 0.61 acre, in the El Dorado Hills area, submitted by Mr. Sukhabir Bhullar and Mr. Paramjit Bhullar; and staff recommending the Planning Commission take the following actions:
 - 1) Find that the project is Categorically Exempt under California Environmental Quality Act Guidelines Section 15303(c); and
 - 2) Approve Design Review Revision DR04-0012-R-2 based on the Findings and subject to the Conditions of Approval as presented.(Supervisory District 1)

3. [18-0161](#) Hearing to consider the AT&T CAF4 project (Conditional Use Permit S17-0016)* to allow the construction and operation of seven separate wireless telecommunication facilities consisting of seven new monopine towers ranging in size from 120 to 160 feet, with individual ground equipment with fencing on properties identified as follows: (a) Site 1-Cool: Assessor's Parcel Number 071-032-15, consisting of 25 acres, in the Cool area, Supervisory District 4; (b) Site 2-Newtown: Assessor's Parcel Number 077-091-06, consisting of 4.9 acres, in the Newtown area, Supervisory District 3; (c) Site 3-Pleasant Valley: Assessor's Parcel Number 078-180-38, consisting of 2 acres, in the Pleasant Valley Rural Center, Supervisory District 2; (d) Site 4-Soapweed: Assessor's Parcel Number 085-010-13, consisting of 10 acres, in the Swansboro area, Supervisory District 4; (e) Site 5-Latrobe: Assessor's Parcel Number 087-181-10, consisting of 20 acres, in the Latrobe area, Supervisory District 2; (f) Site 6-Zee Estates: Assessor's Parcel Number 104-370-24, consisting of 60 acres, in the Pilot Hill area, Supervisory District 4; and (g) Site 7-Gold Hill: Assessor's Parcel Number 105-110-81, consisting of 10 acres, in the Lotus area, Supervisory District 4, submitted by AT&T Mobility; 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 S17-0016 based on the Findings and subject to the Conditions of Approval as presented.(Supervisory Districts 2, 3, 4)

4. [18-0162](#) Hearing to consider the recommendation from Planning staff for Special Use Permit S10-0009/Villa Florentina Bed & Breakfast to be modified to remove the use of 20 special events per calendar year of up to 189 guests and amplified music on property identified by Assessor's Parcel Number 006-132-28, consisting of 3.57 acres, in the Coloma area; and staff recommending the Planning Commission take the following action:
1) Modify Special Use Permit S10-0009 based on the Findings and subject to the Modified Conditions of Approval as presented.
(Supervisory District 4)

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.