



County of El Dorado

Planning and Building
Department
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Minutes - Draft Planning Commission

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, October 11, 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>

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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.

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. Planning Services cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to 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.

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.

PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

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 three 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.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

Upon completion of public comment on an agenda item, 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.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

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 Hansen, seconded by Commissioner Williams, to Adopt the Agenda and Approve the Consent Calendar.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

CONSENT CALENDAR

- 1. [18-1500](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of September 27, 2018.

Item was Approved on the Consent Calendar.

END OF CONSENT CALENDAR

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

Tiffany Schmid, Director of Planning and Building, reported on the appeals of the Saratoga Retail Phase 2 project that the Board heard earlier in the week.

COMMISSIONERS' REPORTS

There were no Commissioners' reports.

PUBLIC FORUM / PUBLIC COMMENT

There was no Public Comment.

AGENDA ITEMS

- 2. [18-1501](#) Chief Administrative Office, Parks Division-River Program, submitting request by Craig Lomax for the transfer of River Use Permit #55 to Rock-N-Water, Inc.; and staff recommending the Planning Commission take the following actions:

1) Approve the transfer of River Use Permit #55 to Rock-N-Water, Inc.

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

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

3. [18-1502](#)

Chief Administrative Office, Parks Division-River Program, submitting request to consider the transfer of River Use Permit #74 from Rubicon Whitewater Adventures to Sierra Whitewater, Inc., which holds River Use Permit #19; and staff recommending the Planning Commission take the following actions:

1) Approve the transfer of River Use Permit #74 from Rubicon Whitewater Adventures to Sierra Whitewater, Inc. and retain River Use Permit #74 as a secondary (component) permit in addition to River Use Permit #19.

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

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

4. [18-1506](#)

Hearing to consider a request for a Five-year Review of S04-0047-R, an existing cellular telecommunications facility, (Conditional Use Permit Revision CUP-R18-0010)** on property identified by Assessor's Parcel Number 071-410-15, consisting of 7.02 acres, in the Cool area, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:

1) Find Conditional Use Permit CUP-R18-0010 to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15162(a) of the CEQA Guidelines;

2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms to the Conditions of Approval for S04-0047-R;

3) Modify Condition of Approval No. 8 as follows:

8. Due to the ever-changing technology of wireless communication systems, this ~~special use permit~~ Conditional Use Permit shall be reviewed by the ~~Planning Commission~~ County every five years. At each five-year review, the ~~permit holder~~ County shall provide the ~~Planning Commission~~ with a status report on the then current use of the subject site and related equipment. ~~The Planning Commission shall review the status report and, based on an assessment of the information provided, current wireless communications technology, and possible local or cumulative impacts, determine whether to:~~ review the status to determine whether to: - (1) ~~Modify the conditions of approval in order to reduce identified adverse impacts;~~ and (A) Allow the facility to continue to operate under all applicable conditions or modify the conditions of approval in order to reduce identified adverse impacts; or (B) (2) Initiate proceedings to revoke the special use permit, Conditional Use Permit requiring the facility's removal, if it is no longer an integral part of the wireless communication system. By operation of this condition, it is the intent of the ~~Planning Commission~~ County to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the ~~Planning Commission~~ County to conduct or complete a five-year review in a timely fashion shall not invalidate this ~~special use permit~~ Conditional Use Permit. The applicant shall pay a fee as determined by the Planning Director to cover the cost of processing a five-year review.

4) Add new Condition of Approval as follows:

9. Generator maintenance: Any routine maintenance that requires running the generator or automatic cycling of the generator shall be performed between the hours of 9 a.m. and 5 p.m. Monday through Friday.
(Supervisory District 4)

A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to Approve staff's recommended actions and include the revised changes to Condition of Approval 8 as identified in the Staff Memo dated October 8, 2018.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

5. [18-1507](#) Hearing to consider the Shingle Springs Subaru Shop Remodel project (Conditional Use Permit Revision S08-0025-R-2) to allow for a 9,501 square foot addition to an existing shop building on property identified by Assessor’s Parcel Number 070-280-53, consisting of 6.17 acres, in the Shingle Springs area, submitted by Shingle Springs Subaru; and staff recommending the Planning Commission take the following actions:
 1) Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301; and
 2) Approve Conditional Use Permit Revision S08-0025-R-2, based on the Findings and subject to the Conditions of Approval as presented.
 (Supervisory District 4)

A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to Approve staff’s recommended actions and correct typo in Condition of Approval 11 to reference Condition 10 instead of Condition 8.

Yes: 5 - Commissioner Shinault, Commissioner Miller, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

ADJOURNMENT

Meeting was adjourned at 8:58 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.