



County of El Dorado

Minutes - Final Planning Commission

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

Community Development
Agency
Development Services
Division
2850 Fairlane Court
Placerville CA 95667
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Char Tim, Clerk of the Planning Commission

Thursday, December 11, 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: 4 - Member Mathews, Member Heflin, Member Shinault and Member Stewart

ADOPTION OF AGENDA

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

Yes: 4 - Member Mathews, Member Heflin, Member Shinault and Member Stewart

Absent: 1 - 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. [14-1491](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 23, 2014 and the special meeting of October 16, 2014 (Cont. 11-13-14, Item 1) and the regular meeting of November 13, 2014.

A motion was made by Member Shinault, seconded by Member Stewart, to Approve this matter with Member Heflin recusing himself from the vote on the minutes of the special meeting of October 16, 2014.

Yes: 4 - Member Mathews, Member Heflin, Member Shinault and Member Stewart

Absent: 1 - Ridgeway

- 2. [14-1587](#) Hearing to consider a request for a five-year review of an existing cellular telecommunications facility [Five-Year Cell Tower Review-Special Use Permit S06-0004-R/Georgetown Divide PUD]** on property identified by Assessor’s Parcel Number 061-740-47, consisting of 0.069 acres, in the Georgetown area, submitted by Cellco Partnership dba Verizon Wireless; and staff recommending the Planning Commission take the following actions:
 - 1) Find the Special Use Permit S06-0004-R to be exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines; and
 - 2) Find that, based on this five-year review period, the approved telecommunication facility substantially conforms with the Conditions of Approval for S06-0004-R.
 (Supervisory District 4)

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

Yes: 4 - Member Mathews, Member Heflin, Member Shinault and Member Stewart

Absent: 1 - Ridgeway

END OF CONSENT CALENDAR

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

COMMISSIONERS' REPORTS

PUBLIC FORUM / PUBLIC COMMENT

AGENDA ITEMS

- 3. [14-1588](#) Hearing to consider a request to allow the construction of a wireless telecommunication facility [Special Use Permit S14-0009/AT&T Cell Tower Skyline Drive]* on property identified by Assessor’s Parcel Number 081-102-01, consisting of 0.32 acre, in the South Lake Tahoe area, submitted by New Cingular Wireless, LLC/AT&T; and staff recommending the Planning Commission take the following actions:
 - 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Special Use Permit S14-0009 based on the Findings and subject to the Conditions of Approval as presented.
 (Supervisory District 5) (Cont. 01-22-15, Item 2)

A motion was made by Member Stewart, seconded by Member Mathews, to conceptually Deny without prejudice this item and direct staff to return on January 22, 2015 with Findings for Denial.

Yes: 4 - Member Mathews, Member Heflin, Member Shinault and Member Stewart

Absent: 1 - Ridgeway

4. [14-1589](#) Hearing to consider a request to allow the construction of a wireless telecommunication facility [Special Use Permit S14-0008/Alibi Verizon Wireless Cell Site]* on property identified by Assessor's Parcel Number 331-270-01, consisting of 8.51 acres, in the El Dorado area, submitted by Verizon Wireless; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
 - 2) Approve Special Use Permit S14-0008 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisorial District 3)

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

Yes: 3 - Member Mathews, Member Heflin and Member Stewart

Absent: 2 - Member Shinault and Ridgeway

5. [14-1590](#)

HEARING - To consider the recommendation of the Planning Commission on the Noland Parcel Map project (General Plan Amendment A07-0015/Rezone Z07-0049/Parcel Map P06-0006) to amend the General Plan land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR), Rezone from Single-Family Three-Acre Residential (R3A) to Estate Residential Five-Acre (RE-5), and Create three parcels ranging in size from 5 to 8.5 acres on property identified by Assessor's Parcel Number 042-680-32, consisting of 18.84 acres, in the Camino/Pollock Pines Community Region, submitted by Chad Noland; and recommending the Board consider the following:

- 1) Adopt the Negative Declaration, based on the Initial Study prepared by staff;
- 2) Approve General Plan Amendment A07-0015 amending the land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR) based on the Findings presented;
- 3) Approve Z07-0049 rezoning Assessor's Parcel Number 042-680-32 from Medium Density Residential (MDR) to Low Density Residential (LDR) based on the Findings presented;
- 4) Conditionally approve Parcel Map P06-0006, based on the Findings and subject to the Conditions of Approval presented;
- 5) Approve Design Waiver to place Double Chip Seal over 6 inch Aggregate Base in lieu of the 2.5 inch Hot Mix Asphalt over 6 inch Aggregate Base based on the Findings and subject to the Conditions of Approval presented (Attachment 2F);
- 6) Adopt Ordinance 5017 for said rezone; and
- 7) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for January 13, 2015. (Est. Time: 20 Min.)
(Supervisorial District 2)

A motion was made by Member Stewart, seconded by Member Heflin, to recommend Approval to the Board of Supervisors on this matter.

Yes: 3 - Member Mathews, Member Heflin and Member Stewart

Absent: 2 - Member Shinault and Ridgeway

6. [14-1591](#)

HEARING - To consider the recommendation of the Planning Commission on the El Dorado Springs 23 project (General Plan Amendment A14-0005/Rezone Z14-0009/Tentative Map TM14-1514) to amend the General Plan land use designation from Multifamily Residential (MFR) to High Density Residential (HDR), Rezone from Multifamily Residential-Design Control (RM-DC) to One-Family Residential (R1), Subdivide into 58 total lots; and Design waivers of the following Design and Improvement Standards Manual (DISM) standards: A) Reduction of Right-of-Way for A through C Drives from 50 feet to 40 feet; B) Reduction of road width for A through C Drive from 36 feet to 29 feet; C) Allow driveway to be within 25 feet from a radius return, allow 10-foot wide driveway for single car garages and 16-foot wide driveway for two-car garages, and omit 4-foot taper to back of curb; and D) Reduce standard sidewalk width from 6-foot wide to 4-foot wide and allow sidewalk on one side of the internal road only on property identified by Assessor's Parcel Number 117-010-05, consisting of 21.65 acres, in the El Dorado Hills area, submitted by Standard Pacific Homes Corporation; and recommending the Board consider the following:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), incorporated as Conditions of Approval as presented;
- 3) Approve General Plan Amendment A14-0005 amending the land use designation from Multifamily Residential (MFR) to High Density Residential (HDR) based on the Findings presented;
- 4) Approve Z14-0009 rezoning Assessor's Parcel Number 117-010-05 from Multifamily Residential-Design Control (RM-DC) to One-Family Residential (R1) based on the Findings presented;
- 5) Approve Tentative Map TM14-1514 based on the Findings and subject to the Conditions of Approval presented;
- 6) Approve the following Design Waivers based on the El Dorado County Design and Improvement Standards Manual (DISM):
 - (a) Reduction of Right-of-Way for A through C Drives from 50 feet to 40 feet;
 - (b) Reduction of road width for A through C Drives from 36 feet to 29 feet;
 - (c) Allow driveway to be within 25 feet from a radius return, allow 10-foot wide driveway for single car garages and 16-foot wide driveway for two-car garages, and omit 4-foot taper to back of curb; and
 - (d) Reduce standard sidewalk width from 6-foot wide to 4-foot wide and allow sidewalk on one side of the internal road only;
- 7) Adopt Ordinance 5018 for said rezone; and
- 8) Continue item for final action to occur with the adoption of the Resolution approving the General Plan Amendments considered by the Board during the "General Plan Window", tentatively scheduled for

January 13, 2015. (Est. Time: 20 Min.)
(Supervisorial District 1)

A motion was made by Member Mathews, seconded by Member Stewart, to recommend Approval to the Board of Supervisors on this matter.

Yes: 3 - Member Mathews, Member Heflin and Member Stewart

Absent: 2 - Member Shinault and 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.