



# County of El Dorado

## Minutes - Final Planning Commission

Community Development  
Agency  
Development Services  
Division  
2850 Fairlane Court  
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*Rich Stewart, Chair, District 1*  
*Dave Pratt, First Vice-Chair, District 4*  
*Brian Shinault, Second Vice-Chair, District 5*  
*Gary Miller, District 2*  
*Tom Heflin, District 3*

*Char Tim, Clerk of the Planning Commission*

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Thursday, February 26, 2015

8:30 AM

Building C Hearing Room

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### ADDENDUM

**Item No. 6 is hereby added to Closed Session and the Commission will recess into Closed Session immediately following Call to Order.**

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](mailto: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 Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

**ADOPTION OF AGENDA**

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

**Yes:** 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

**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. [15-0039](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of December 11, 2014 (Cont. 01-22-15, Item 1) and the regular meeting of January 22, 2015.

**A motion was made by Member Heflin, seconded by Member Shinault, to Approve the meeting minutes of December 11, 2014.**

**Yes:** 3 - Member Heflin, Member Stewart and Member Shinault

**Abstained:** 2 - Member Miller and Member Pratt

**A motion was made by Member Heflin, seconded by Member Miller, to Approve the meeting minutes of January 22, 2015.**

**Yes:** 3 - Member Heflin, Member Stewart and Member Miller

**Abstained:** 2 - Member Pratt and Member Shinault

**END OF CONSENT CALENDAR**

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

**COMMISSIONERS' REPORTS**

**PUBLIC FORUM / PUBLIC COMMENT**

**AGENDA ITEMS**

- 2. [15-0046](#) Clerk of the Planning Commission recommending the Commission elect a Chair, First Vice-Chair, and Second Vice-Chair for 2015, with those selections becoming effective at the next regular meeting. (Cont. 01-22-15, Item 8)

**A motion was made by Member Shinault, seconded by Member Miller, to elect Member Stewart as Chair for 2015.**

**Yes:** 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

**A motion was made by Member Shinault, seconded by Member Miller, to elect Member Pratt as First Vice-Chair for 2015.**

**Yes:** 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

**A motion was made by Member Pratt, seconded by Member Stewart, to elect Member Shinault as Second Vice-Chair for 2015.**

**Yes:** 5 - Member Heflin, Member Stewart, Member Miller, Member Pratt and Member Shinault

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 Miller, seconded by Member Stewart, to Approve this project. The motion FAILED.**

**Yes:** 2 - Member Stewart and Member Miller

**Noes:** 3 - Member Heflin, Member Pratt and Member Shinault

**A motion was made by Member Pratt, seconded by Member Heflin, to Deny this project based on two side-by-side cell towers, gap analysis, and important to know TRPA's determination of project. The motion FAILED.**

**Yes:** 2 - Member Heflin and Member Pratt

**Noes:** 3 - Member Stewart, Member Miller and Member Shinault

**A motion was made by Member Pratt, seconded by Member Heflin, to Deny the project based on issues with the land use compatibility in large part to the residential character of the neighborhood and the adjacent existing tower, there are feasible alternatives particularly Alternative Site #2, and important to know TRPA's determination of project, and to trail item to the end of the meeting to allow staff to prepare Findings for Denial for consideration.**

**Yes:** 3 - Member Heflin, Member Pratt and Member Shinault

**Noes:** 2 - Member Stewart and Member Miller

**A motion was made by Member Pratt, seconded by Member Miller, to Approve the Findings for Denial with the following amendment: (a) Delete the last sentence of the last paragraph in Finding 2.2.**

**Yes:** 4 - Member Heflin, Member Miller, Member Pratt and Member Shinault

**Noes:** 1 - Member Stewart

4. [15-0044](#) Hearing to consider a request to allow nine events with up to 150 attendees and wine tasting at an existing winery [Special Use Permit Revision S08-0012-R/Rancho Olivo Vineyards]\*\* on property identified by Assessor’s Parcel Number 109-090-07, consisting of 21 acres, in the Cameron Park area, submitted by Nello and Danica Olivo; and staff recommending the Planning Commission take the following actions:  
 1) Find that the project is Categorically Exempt pursuant to CEQA Sections 15301 and 15303; and  
 2) Approve Special Use Permit Revision S08-0012-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 2) (Cont. 01-22-15, Item 5)

**A motion was made by Member Pratt, seconded by Member Shinault, to Approve this project with the Conditions of Approval as amended: (a) Modify Condition 1 to show four events per year, with no public tasting room; (b) Delete Condition 9; and (c) Add new Condition requiring applicants return one year after first event. The motion FAILED.**

**Yes:** 2 - Member Pratt and Member Shinault

**Noes:** 2 - Member Heflin and Member Stewart

**Recused:** 1 - Member Miller

**A motion was made by Member Stewart to to keep the existing Special Use Permit with the addition of the paragraph in Condition 1 allowing for wine tasting and the appropriate correction to Condition 2 that is struck out to be adjusted to allow for the wine tasting if it is considered a public event. The motion FAILED for lack of a second.**

2:00 P.M.

5. [14-1617](#) Community Development Agency, Development Services Division providing an information-only workshop on the Dixon Ranch Residential project (General Plan Amendment A11-0006/Rezone Z11-0008/Planned Development PD11-0006/Tentative Map TM11-1505) to discuss the project description with the Planning Commission prior to public hearing on the applications and Final Environmental Impact Report (FEIR). Any public comments are welcome and will be received and filed. No action by the Planning Commission will be taken. (Supervisory District 1)

**Member Stewart left his seat on the Commission and did not participate in the workshop. No Action Taken.**

**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.

## ADDENDUM

### CLOSED SESSION

6. [15-0047](#) Pursuant to Government Code Section 54956.9(d)(2), Significant Exposure to Litigation: Title: Special Use Permit S14-0009/AT&T Cell Tower Skyline Drive: One (1) potential case. (Est. Time: 15 Min.)

**No Action Taken.**