



County of El Dorado

Minutes - Final Planning Commission

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

Community Development
Agency
Development Services
Division
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone: 530-621-5355
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Thursday, April 23, 2015

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 Stewart, Member Miller, Member Pratt and Member Shinault

Absent: 1 - Member Heflin

ADOPTION OF AGENDA

A motion was made by Member Pratt, seconded by Member Miller, to Approve the Agenda as presented.

Yes: 4 - Member Stewart, Member Miller, Member Pratt and Member Shinault

Absent: 1 - Member Heflin

PLEDGE OF ALLIANCE 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. [15-0457](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of March 26, 2015.

A motion was made by Member Pratt, seconded by Member Shinault, to Approve the Minutes of 03/26/15.

Yes: 4 - Member Stewart, Member Miller, Member Pratt and Member Shinault

Absent: 1 - Member Heflin

2. [15-0458](#) Chief Administrative Office, Parks Division, submitting request to consider the transfer of River Use Permits #40 and #34 and retain them as secondary (component) permits in addition to River Use Permit #45; and staff recommending the Planning Commission take the following actions:
- 1) Approve the transfer of River Use Permits #40 and #34 from Donald J Hill, owner of American River Recreation, Inc., to American Whitewater Expeditions, Inc., owned by Anupam Chandola; and
 - 2) Approve the request to retain River Use Permits #40 and #34 as component permits in addition to River Use Permit #45.

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

Yes: 4 - Member Stewart, Member Miller, Member Pratt and Member Shinault

Absent: 1 - Member Heflin

3. [15-0459](#) Hearing to consider a request for a five-year review of an existing cellular telecommunications facility [Five-Year Cell Tower Review-Special Use Permit S05-0021-R/Nextel Latrobe Five-Year Review]** on property identified by Assessor's Parcel Number 087-101-15, consisting of 41.4 acres, in the Latrobe area, submitted by Sprint; and staff recommending the Planning Commission take the following actions:
- 1) Find Special Use Permit S05-0021-R to be exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines;
 - 2) Find that based on this five-year review period, the approved telecommunication facility substantially conforms with the Conditions of Approval for S05-0021;
 - 3) Modify Condition of Approval 8 as shown: 8. Due to the ever-changing technology of wireless communication systems, this special use permit shall be reviewed by the County Development Services Division Planning Commission every five years. At each five-year review, the permit holder shall provide the Development Services Division Planning Commission with a status report on the then current use of the subject site and related equipment. The Development Services Division 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: (1) Modify the conditions of approval in order to reduce identified adverse impacts; and (2) Initiate proceedings to revoke the special 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 County Planning Commission to reserve the right to modify existing or add new conditions, consistent with the language specified above. The failure of the County Planning Commission to conduct or complete a five-year review in a timely fashion shall not invalidate this special use permit. The applicant shall pay a fee as determined by the Development Services Director Deputy Director of Planning to cover the cost of processing a five-year review.
 - 4) Add a new Condition of Approval as shown: 21. 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 3 p.m. Monday through Friday. (Supervisory District 2)

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

Yes: 4 - Member Stewart, Member Miller, Member Pratt and Member Shinault

Absent: 1 - Member Heflin

END OF CONSENT CALENDAR**DEPARTMENTAL REPORTS AND COMMUNICATIONS (Development Services,
Transportation, County Counsel)****COMMISSIONERS' REPORTS****PUBLIC FORUM / PUBLIC COMMENT****AGENDA ITEMS**

4. [15-0460](#) Hearing to consider a request to allow the construction and operation of a wireless telecommunication facility [Special Use Permit S14-0011/Verizon Wireless Telecommunications Facility-Merrychase Drive]* on property identified by Assessor's Parcel Number 082-421-05, consisting of 0.7 acre, in the Cameron Park 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 S14-0011 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

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

Yes: 4 - Member Stewart, Member Miller, Member Pratt and Member Shinault

Absent: 1 - Member Heflin

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.