



County of El Dorado

Minutes - Draft Planning Commission

Community Development
Agency
Development Services
Division
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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

Thursday, August 13, 2015

8:30 AM

Building C Hearing Room

Hearing assistance devices are available for public use - contact the Clerk to the Planning Commission.

Planning Commission Agendas, Staff Reports, Supplemental Materials and Minutes are available on the internet at:

<http://eldorado.legistar.com/Calendar.aspx>

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 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 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 Miller, seconded by Member Heflin to Approve the agenda as presented. Member Pratt asked for a moment of silence after the Pledge of Alliegance in memory of fallen firefighter Michael Hallenbeck.

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. [15-0879](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 23, 2015.

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

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

Abstained: 1 - Member Heflin

- 2. [15-0807](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 9, 2015. [Cont. 07/23/15, Item #1]

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

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

Abstained: 1 - Member Shinault

- 3. [15-0868](#) Hearing to consider a Finding of Consistency with the El Dorado County General Plan for the acquisition of real property pursuant to Government Code 65402 [GOV15-0002/Rare Plant Mitigation Land Acquisition - Allocation of Ecological Preserve Special Revenue Funds - Cameron Meadows Phase 2] on property identified by Assessor's Parcel Number 070-011-48 (portion), consisting of 22.165 acres, in the Cameron Park area, submitted by El Dorado County; and staff recommending the Planning Commission find that the acquisition of real property, Cameron Meadows Phase 2, by the County for the purposes of protection of and mitigation for impacts to Gabbro Soil rare plants is consistent with the El Dorado County General Plan, pursuant to Government Code Section 65402. (Supervisory District 4)

A motion was made by Member Pratt, seconded by Member Miller, to find that the acquisition of this real property is consistent with the El Dorado County General Plan.

Yes: 5 - Member Heflin, Member Stewart, Member Miller, 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

4. [15-0880](#) Hearing to consider the Verizon Co-Location revision project [Special Use Permit Revision S04-0008-R]** to allow co-location of equipment; up to four outdoor equipment cabinets and a backup emergency generator; two 6-foot utility easements; perimeter chain-link fencing; and access from a 15-foot non-exclusive access easement on property identified by Assessor’s Parcel Number 323-230-12, consisting of 20.06 acres, in the Placerville area, submitted by Verizon Wireless; and staff recommending the Planning Commission take the following actions:

- 1) Find the project is Exempt from CEQA pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures); and
- 2) Approve Special Use Permit Revision S04-0008-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 3)

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

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

5. [15-0881](#) Hearing to consider the Swansboro Verizon Wireless Cellular Tower (Mono-Pine) project [Special Use Permit S15-0001]* to allow the construction of a wireless telecommunication facility on property identified by Assessor’s Parcel Number 085-010-06, consisting of 39.75 acres, in the Mosquito/Swansboro 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 S15-0001 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4)

A motion was made by Member Pratt, seconded by Member Miller, to Continue this matter off-calendar.

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

6. [14-1210](#) Hearing to consider Ordinance OR14-0001/Public Notification of Land Development Applications and Public Hearings** to amend County Code Titles 120 and 130 expanding the public notification of public hearings for land development applications; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:
- 1) Find that the proposed Zoning and Subdivision Ordinance amendments are exempt from CEQA pursuant to State CEQA Guidelines Sections 15060(c)(2), 15060(c)(3), and 15378; and
 - 2) Adopt Ordinance OR14-0001 amending County Code Sections 120.24.085, 120.48.065, 130.04.015, 130.10.020, 130.10.040, and 130.22.200 expanding the public notification of public hearings for land development applications.

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

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

7. [15-0936](#) Hearing to consider the Kniesel Auto Collision Center revision project [Special Use Permit Revision S07-0011-R-2/Planned Development Revision PD95-0016-R-5]** to revise an approved Special Use Permit and Development Plan to amend the hours of operation from 7:30 AM to 5:30 PM Monday through Friday to 7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 3:00 PM on Saturday on property identified by Assessor’s Parcel Number 070-280-64, consisting of 3 acres, in the Shingle Springs area, submitted by Kniesel’s Auto Collision Centers, Inc.; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Addendum to the previously approved Negative Declaration prepared by staff; and
- 2) Approve Special Use Permit Revision S07-0011-R-2 and Planned Development Revision PD95-0016-R-5 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 4)

A motion was made by Member Shinault, seconded by Member Miller, to Approve this matter with amendments to Conditions of Approval #2.

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

Noes: 1 - Member Stewart

8. [15-0882](#) Revocation Hearing on Special Use Permit S78-0016 to determine if approved use ceased for greater than one year for any reason thereby causing the permit to expire by operation of law pursuant to Ordinance Section 130.22.260.A. Separately, if the Conditions of Approval have been violated or lack substantial compliance, the permit may be revoked pursuant to Ordinance Section 130.22.260.B. The property, identified by Assessor’s Parcel Number 070-250-45, consisting of 2.96 acres, is located in the Shingle Springs area; and staff is recommending the Planning Commission take the following actions:
- 1) Find that the project is exempt from CEQA pursuant to State CEQA Guidelines Section 15321;
 - 2) Revoke S78-0016 as the conditions established for the issuance of the permit lack substantial compliance; and
 - 3) Revoke S78-0016 as the use has ceased for a period of one year. (Supervisorial District 4)

A motion was made by Member Miller, seconded by Member Heflin, to Deny the revocation.

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

9. [15-0222](#) Hearing to consider the Tunnel Electric revision project [Special Use Permit Revision S78-0016-R]** to allow expansion of a home occupation to include three employees in addition to the property owner. If Special Use Permit S78-0016 is revoked, this request for a revision to the permit would be considered moot. The property, identified by Assessor’s Parcel Number 070-250-45, consisting of 2.96 acres, is located in the Shingle Springs area, submitted by Erik Martin; and staff recommending the Planning Commission take the following actions:
- 1) Find that the project is Categorical Exempt pursuant to CEQA Section 15301; and
 - 2) Approve Special Use Permit Revision S78-0016-R based on the Findings and subject to the Conditions of Approval as presented. (Supervisorial District 4)

A motion was made by Member Heflin, seconded by Member Miller, to Approve this matter with amendments to Conditions of Approval #1.d, #1.g, and #2; deletion of #1.h.; and add new condition on posting of business license on-site.

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

Noes: 1 - Member Stewart

1:00 P.M.

10. [12-1203](#) Community Development Agency, Long Range Planning Division, presenting a public scoping meeting on the draft Environmental Impact Report (EIR) for the proposed General Plan Biological Resources Policy Upgrade and Oak Resources Management Plan to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR.

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.