



# County of El Dorado

Planning and Building  
Department  
2850 Fairlane Court  
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## Minutes - Draft Planning Commission

*Gary Miller, Chair, District 2*  
*Brian Shinault, First Vice-Chair, District 5*  
*James Williams, Second Vice-Chair, District 4*  
*Jon Vegna, District 1*  
*Jeff Hansen, District 3*

*Char Tim, Clerk of the Planning Commission*

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Thursday, January 11, 2018

8:30 AM

Building C Hearing Room

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

In-progress Planning Commission meetings can be accessed through a listen-only dial-in number at 530-621-7607.

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).

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.

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, email, or mail received the day of the Commission meeting will be delivered to the Commission prior to any 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.

**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 Williams, seconded by Commissioner Miller, to pull Item #1 for discussion, move Item #3 off the agenda as the permit had been withdrawn, and Adopt the agenda as amended.**

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

#### **CONSENT CALENDAR**

1. [17-1376](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of December 14, 2017.

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

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

#### **END OF CONSENT CALENDAR**

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

There were no Departmental Reports.

**COMMISSIONERS' REPORTS**

There were no Commissioners' Reports.

**PUBLIC FORUM / PUBLIC COMMENT**

There was no Public Comment.

**AGENDA ITEMS**

- 2. [17-1316](#) Community Development Services, Planning and Building Department presenting Findings for Denial for the Saratoga Retail project (Design Review Revision DR08-0003-R) on property identified by Assessor's Parcel Numbers 120-690-07 and 120-690-08, consisting of 1.71 acres, in the El Dorado Hills area, that was conceptually denied by the Planning Commission on December 14, 2017; and staff recommending the Planning Commission take the following action:  
 1) Deny Design Review Revision DR08-0003-R based on the Findings for Denial as presented.  
 (Supervisory District 1) (cont. 12/14/17; Item #7)

*Public Comment: K. Schultz, W. Washburn, R. Eno, B. Washburn, J. Nikakis*

**A motion was made by Commissioner Vegna, seconded by Commissioner Williams, to Approve staff's recommended action (Deny project without Prejudice) using the Staff Memo dated January 11, 2018, identifying the Findings for Denial.**

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

- 3. [18-0039](#) Hearing to consider a request submitted by Roland and Penny Brecek appealing the Planning and Building Department Director's November 14, 2017 approval of Administrative Permit ADM17-0077/Beland to allow retaining walls more than seven feet above the natural grade within the south side and rear yards on property identified by Assessor's Parcel Number 110-460-61, consisting of 1 acre, in the El Dorado Hills area. (Supervisory District 1)

**During the adoption of the agenda, the item was moved off the agenda as the permit had been withdrawn.**

4. [17-1377](#)

Hearing to consider the AT&T CAF2 project (Conditional Use Permit S17-0007)\* to allow for the construction of five separate wireless telecommunication facilities consisting of five new monopine towers ranging in size from 115 to 160 feet, with individual ground equipment with fencing, on properties identified as follows: (a) Site 1-Sierra Springs: Assessor’s Parcel Number 077-110-57, consisting of 10 acres, in the Pollock Pines area, Supervisorial District 2; (b) Site 2-Meadow Brook: Assessor’s Parcel Number 060-521-02, consisting of 13.2 acres, in the Garden Valley area, Supervisorial District 4; (c) Site 3-Tiger Lilly: Assessor’s Parcel Number 046-490-22, consisting of 10.83 acres, in the Diamond Springs area, Supervisorial District 3; (d) Site 4-Balderson Station: Assessor’s Parcel Number 062-500-30, consisting of 45.76 acres, in the Georgetown area, Supervisorial District 4; and (e) Site 5-Pilot Hill: Assessor’s Parcel Number 104-070-04, consisting of 103.25 acres, in the Pilot Hill area, Supervisorial District 4, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the five Initial Studies prepared by staff; and
- 2) Approve Conditional Use Permit S17-0007 based on the Findings and subject to the Conditions of Approval as presented. (Supervisorial Districts 2, 3, and 4)

*Public Comment: G. Flowers, L. Kramer, J. Fitting, J. Hallock, U. Dakers, M. Dakers, Cindy (?), D. Hallock, J. Casey, (?) Longworth, R. Lacey, S. Peerman, M. Peerman*

**A motion was made by Commissioner Williams, seconded by Commissioner Vegna, for Sites 1-2 and 4-5, to Approve staff’s recommended actions with the following modifications: (a) Amend Findings 1.1 and 2.4, Conditions of Approval 8, 17, and 18, and add two new Conditions of Approval, as identified in the Staff Memo dated January 8, 2018.**

**Yes:** 4 - Commissioner Shinault, Commissioner Hansen, Commissioner Williams and Commissioner Vegna

**Noes:** 1 - Commissioner Miller

**A motion was made by Commissioner Miller, seconded by Commissioner Shinault, for Site 3, to Approve staff’s recommended actions with the following modifications: (a) Amend Findings 1.1 and 2.4, Conditions of Approval 8, 17, and 18, and add two new Conditions of Approval, as identified in the Staff Memo dated January 8, 2018.**

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Hansen

**Noes:** 2 - Commissioner Williams and Commissioner Vegna

5. [17-0846](#)

Hearing to consider the El Dorado Hills Apartments project (General Plan Amendment A16-0001/Rezone Z16-0004/Specific Plan Revision SP86-0002-R-3/Planned Development Revision PD94-0004-R-3) on property identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62, consisting of 4.56 acres, in the El Dorado Hills area, submitted by The Spanos Corporation; and staff recommending the Planning Commission recommend the Board of Supervisors take the following actions:

- 1) Certify the Environmental Impact Report (State Clearinghouse No. 201704217) based on the Findings presented;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval;
- 3) Approve A16-0001 adding a new policy under Objective 2.2.6 (Site Specific Policy Section) in the General Plan increasing the maximum residential density allowed in the General Plan from 24 dwelling units/acre to a maximum of 47 dwelling units/acre for the 4.565-acre site within the Town Center East Planned Development area identified as Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62 based on the Findings presented;
- 4) Approve Specific Plan Amendment SP86-0002-R-3 amending the El Dorado Hills Specific Plan based on the Findings presented;
- 5) Approve Z16-0004 rezoning Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62 from General Commercial-Planned Development to Multifamily Residential-Planned Development, with revisions to the Multifamily Residential zone district development standards being applicable to the proposed 214-unit apartment complex, based on the Findings presented; and
- 6) Approve Planned Development Revision PD94-0004-R-3 revising the Town Center East Planned Development based on the Findings and subject to the Conditions of Approval presented. (Supervisorial District 1) (cont. 12/14/17, Item #8)

*Public Comment: T. White, L. Brent-Bumb, L. Repstad, J. Raslear, K. Nagle, G. Willyard, M. Wright, L. Parlin, S. Taylor, D. Manning, K. Schultz, S. Mundy*

**A motion was made by Commissioner Miller, seconded by Commissioner Hansen, to recommend Approval to the Board of Supervisors of staff's recommended actions.**

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Hansen

**Noes:** 2 - Commissioner Williams and Commissioner Vegna

**ADJOURNMENT**

**The meeting was adjourned at 1:00 P.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.