



# County of El Dorado

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

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

*Char Tim, Clerk of the Planning Commission*

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Thursday, May 23, 2019

8:30 AM

Building C Hearing Room

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

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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.

The Planning Commission is concerned that written information submitted to the Planning Commission the day of the Commission meeting may not receive the attention it deserves. Planning Services cannot guarantee that any FAX, email, or mail received the day of the meeting will be delivered to the Commission prior to 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.

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.

## PROTOCOLS FOR PUBLIC COMMENT

Public comment will be received at designated periods as called by the Commission Chair.

Except with the consent of the Commission, individuals shall be allowed to speak to an item only once.

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 three 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.

Public testimony will be received on each agenda item as it is called. Individuals will have three minutes to address the Commission. Individuals authorized by organizations will have three minutes to present organizational positions and perspectives and may request additional time, up to five minutes. At the discretion of the Commission, time to speak by any individual may be extended.

Upon completion of public comment on an agenda item, 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.

Individual Commission members may ask clarifying questions but will not engage in substantive dialogue with persons providing input to the Commission.

If a person providing input to the Commission creates a disruption by refusing to follow Commission guidelines, the Chair of the Commission may take the following actions:

Step 1. Request the person adhere to the Commission guidelines. If the person refuses, the Chair may ask the Clerk to turn off the speaker's microphone.

Step 2. If the disruption continues, the Chair may order a recess of the Commission meeting.

Step 3. If the disruption continues, the Chair may order the removal of the person from the Commission meeting.

8:30 A.M.

**CALL TO ORDER**

Meeting was called to order at 8:33 A.M. by Chair 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 Hansen, to Adopt the Agenda and Approve the Consent Calendar.

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

**CONSENT CALENDAR**

1. [19-0799](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of May 9, 2019.

Item was Approved on the Consent Calendar.

**END OF CONSENT CALENDAR**

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

Tiffany Schmid, Planning and Building Department Director, reported that at the Board of Supervisors' May 21, 2019 meeting, they approved the rescission of the Dollar General Georgetown project.

Bre Moebius, Deputy County Counsel, reported that at the Board of Supervisors' May 21, 2019 meeting, they appointed David Livingston as County Counsel.

**COMMISSIONERS' REPORTS**

There were no Commissioners' Reports.

**PUBLIC FORUM / PUBLIC COMMENT**

Kris Payne informed the Commission that a CalFire Grant was recently awarded for the Patterson Ranch area. He also spoke on fire safety in the County.

**AGENDA ITEMS**

2. [19-0803](#) Hearing to consider the Pat Dorado Co-location project (Conditional Use Permit CUP19-0001)\*\* to allow the construction and operation of a wireless communication facility co-located on an existing hose tower at the El Dorado Hills County Water District Fire Station 85 on property identified by Assessor's Parcel Number 121-040-25, consisting of 3.209 acres, in the El Dorado Hills area, submitted by Verizon Wireless; and staff recommending the Planning Commission take the following actions:
- 1) Find the project is exempt pursuant to Section 15301(b) of the California Environmental Quality Act Guidelines (minor alteration and leasing of existing facilities); and
  - 2) Approve Conditional Use Permit CUP19-0001 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 1)

**Chair Miller opened the public hearing and upon conclusion of public comment closed the public hearing.**

**A motion was made by Commissioner Vegna, seconded by Commissioner Williams, to Approve staff's recommended actions including the following modifications: (a) Add amendments identified in the Staff Memo dated May 20, 2019 (Minor Edits to Staff Report), which included amending the identified California Environmental Quality Act (CEQA) section from 15301 to 15303 in recommended action #1 and Finding 1.1; and (b) Add new Condition of Approval for a Five-year review requirement by the Planning Commission.**

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

3. [19-0808](#) Hearing to consider the AT&T Gold Hill-Coloma project (Conditional Use Permit CUP18-0007)\* to allow the construction and operation of a 115-foot high stealth mono-broadleaf wireless communication facility, enclosed walk-in equipment shelter and emergency backup generator within a 50-foot by 50-foot leased area on property identified by Assessor's Parcel Number 089-010-75, consisting of 50 acres, in the Gold Hill/Coloma area, submitted by AT&T Mobility; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
  - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
  - 3) Approve Conditional Use Permit CUP18-0007 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

*Public Comment: A. Thompson*

**Chair Miller opened the public hearing and upon conclusion of public comment closed the public hearing.**

**A motion was made by Commissioner Williams, seconded by Commissioner Hansen, to Approve staff's recommended actions including the following modifications: (a) Add three new Conditions of Approval as identified in the Staff Memo dated May 14, 2019 (Five-year Review Requirement, Noise, and Access Road Maintenance), with the additional amendment to the Five-year Review Requirement Condition of Approval to change the reviewing body from the Planning and Building Department to the Planning Commission and the additional amendment to the Noise Condition of Approval changing the hours as identified in the Staff Memo dated May 22, 2019; and (b) Add two new Findings (General Plan Policy 8.1.4.1 and Zoning Ordinance Section 130.40.060(C)(2)), and one new Condition of Approval (Fire Defensible Space) as identified in the Staff Memo dated May 22, 2019.**

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

**After the motion, the Planning Commission gave direction to staff that moving forward with these types of applications, Conditions of Approval for (1) a Five-year Review Requirement by the Planning Commission, and (2) a Fire Defensible Space (Public Resources Code Section 4291), shall be added to the "boilerplate" language in the Conditions of Approval.**

4. [19-0810](#) Hearing to consider the El Dorado Senior Resort project (Conditional Use Permit CUP18-0009)\* to allow the construction and operation of a senior living development consisting of a 74-unit assisted living/memory care facility; a 64-unit independent apartment complex with club house; nine single family attached homes; one 5,000 square foot commercial building (2-story); one 2,500 square foot commercial building (2-story); approximately 30 percent open and recreational space; 228 parking spaces of which 128 will be underground; and both wall and monument signage on property identified by Assessor's Parcel Numbers 331-221-30 and 331-221-32, consisting of 8.2 acres, in the El Dorado area, submitted by Jim Davies; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
  - 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
  - 3) Approve Conditional Use Permit CUP18-0009 based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 3)

*Public Comment: K. Payne, J. Edwards, L. Rose, E. Mumm, B. Pease, B. Mumm*

**Chair Miller opened the public hearing and upon conclusion of public comment closed the public comment for this meeting with the understanding that public comment would be opened back up at the next hearing.**

**A motion was made by Commissioner Hansen, seconded by Commissioner Williams, to Continue this item to the July 25, 2019 meeting with the hope of additional outreach and information dissemination occurs by all interested parties.**

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

## ADJOURNMENT

**Meeting was adjourned at 10:05 A.M. by Chair 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.