



County of El Dorado

MEETING AGENDA Planning Commission

Planning and Building
Department
2850 Fairlane Court
Placerville CA 95667
www.edcgov.us
phone:530-621-5355
fax:530-642-0508

Andy Nevis, Chair, District 4
Lexi Boeger, First Vice-Chair, District 3
Brandon Reinhardt, District 1
Bob Williams, District 2
Patrick J. Frega, District 5

Aurora Osbual, Clerk of the Planning Commission
Karen L. Garner, Executive Secretary

Thursday, October 24, 2024

8:30 AM

<https://edcgov-us.zoom.us/j/82335098328>

2850 Fairlane Court, Building C, Hearing Room, Placerville, CA

OR

Live Streamed

ADDENDUM

There has been a change to item 6.

There has been a change to item 7.

PUBLIC PARTICIPATION INSTRUCTIONS: The Planning Commission meeting room will be open to the public. The meeting will continue to be live-streamed via Zoom.

Although the County strives to offer remote participation, be advised that remote Zoom participation is provided for convenience only. In the event of a technological malfunction, the only assurance of live comments being received by the Commission is to attend in person. Except for a noticed teleconference meeting, the Planning Commission reserves the right to conduct the meeting without remote access if there is a malfunction.

Members of the public may address the Commission in-person or via Zoom to make a public comment. Seating is limited and available on a first-come, first-served basis. The public should call into 530-621-7603 or 530-621-7610. The Meeting ID is 823 3509 8328. Please note you will not be able to join the live-stream until the posted meeting start time. To observe the live stream of the Planning Commission meeting go to <https://edcgov-us.zoom.us/j/82335098328>

If you are joining the meeting via Zoom and wish to make a comment on an item, press the "raise a hand" button. If you are joining the meeting by phone, press *9 to indicate a desire to make a comment. Speakers will be limited to 3 minutes.

By participating in this meeting, you acknowledge that you are being recorded. If you choose not to observe the Planning Commission meeting but wish to make a comment on a specific agenda item, please submit your comments to the Clerk of the Planning Commission at planning@edcgov.us. Planning Services cannot guarantee that any public comment received the day of the Commission meeting will be delivered to the Commission prior to any action.

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. At the discretion of the Commission, time to speak on an item may be extended or shortened for all speakers.

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 / ROLL CALL

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.)

CONSENT CALENDAR

1. [24-1787](#) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of October 10, 2024.

END OF CONSENT CALENDAR

TO AND FROMS: Commission members may make a brief report on commissioner districts, committee meetings, department matters or make a brief announcement on matters of countywide concern (May be called at any time during the meeting)

PUBLIC FORUM / PUBLIC COMMENT

Public Forum/Public Comment will be heard after the consent calendar. If there are a large number of public participants, the public comment portion may be continued and conclude in a later portion of the meeting.

AGENDA ITEMS

2. [24-1809](#) Hearing to consider Five-Year Review of Special Use Permit S17-0007 (Conditional Use Permit Revision CUP-R23-0022) request for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 060-521-002, consisting of 13.2 acres, is located on the west side of Black Oak Court, approximately 303 feet south of the intersection with Black Oak Mine Road, in the Garden Valley area, submitted by EPIC WIRELESS GROUP, LLC (Agent: Mark Lobaugh); Staff recommends that the Planning Commission take the following actions:
- 1) Determine pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15163, and 15164, that there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration, a Supplement, or an Addendum to the existing Mitigated Negative Declaration, adopted by the Zoning Administrator on January 11, 2018; and
 - 2) Find that based on this five-year review period, the approved telecommunications facility substantially conforms to the Conditions of Approval for Special Use Permit S17-0007.
(Supervisory District 4)
3. [24-1810](#) Hearing to consider Five-Year Review of Special Use Permit S17-0004 (Outingdale) (Conditional Use Permit Revision CUP-R24-0007) request for a five-year review of an existing cellular telecommunications facility. The property, identified by Assessor's Parcel Number 046-380-061, consisting of 10 acres, is located on the south side of Freedom Road, approximately 945 feet west of the intersection with Free Fox Lane, in the Outingdale area, submitted by EPIC WIRELESS GROUP, LLC (Agent: Mark Lobaugh); Staff recommends that the Planning Commission take the following actions:
- 1) Determine pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15163, and 15164, that there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration, a Supplement, or an Addendum to the existing Mitigated Negative Declaration, adopted by the Zoning Administrator on December 14, 2017; and
 - 2) Find that based on this five-year review period, the approved telecommunications facility substantially conforms to the Conditions of Approval for Special Use Permit S17-0004.
(Supervisory District 2)

4. [24-1706](#) Hearing to consider Falco Rezone (Z23-0002) and Tentative Parcel Map (P23-0003) request to rezone which would change the current split zoning of Single-Family Residential (R1) and One-Acre Residential (R1A) to Single-Family Residential (R1) and a Tentative Parcel Map dividing a 1.42-acre property into three (3) parcels ranging between 0.38 acre to 0.56 acre of total parcel area. The property, identified by Assessor's Parcel Number 102-353-005, consisting of 1.42 acres, is located on the southeastern corner of the intersection between Royce Road and Dudley Drive, in the Cameron Park Community Region area, submitted by David Falco; Staff recommends the Planning Commission forward a recommendation to the Board of Supervisors to take the following actions:
 - 1) Adopt the Negative Declaration based on the Initial Study prepared by staff in accordance with the CEQA Guidelines; and
 - 2) Approve Rezone Z23-0002 and Tentative Parcel Map P23-0003, based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 4) (Cont 10/10/24, Item #5)

5. [24-1818](#) Hearing to consider to consider Conditional Use Permit CUP-R24-0002/Fudge Factory submitted by Jean Reinders, for an Applicant-requested Revocation of S85-0070R2. The property, identified by Assessor's Parcel Number 048-160-044, consisting of 10.1 acres, is located on the northeast side of High Hill Road, north of the intersection with Carson Road, in the Placerville area; Staff recommends the Planning Commission take the following actions:
 - 1) Find Conditional Use Permit Revision (CUP-R24-0002) to be Categorically Exempt pursuant to Section 15303, Existing Facilities, of the CEQA Guidelines, and
 - 2) Revoke Conditional Use Permit S85-0070R2 based on the Findings presented, thus terminating it, and denying the privileges granted by the original approval. Uses will be subject to the County Ranch Marketing Ordinance Title 130.44. (Supervisory District 3)

8. [24-1824](#) Clerk of the Planning Commission recommending the Commission elect a Second Vice-Chair for 2024, with those selections becoming effective at the next regular meeting.

10:00 A.M. - TIME ALLOCATION (Items will not be heard prior to the time stated)

6. [24-1821](#) Hearing to consider: Planning and Building Department, Long Range Planning Unit, proposed amendments to Section 130.40.130 of the Zoning Ordinance (Communications Facilities) and staff recommending the Planning Commission forward the following recommendations to the Board of Supervisors:
- 1) Adopt the Addendum to El Dorado County's General Plan Environmental Impact Report (EIR), certified in May 2003 (State Clearinghouse Number 2001082030) (Legistar Attachment B) demonstrating that the analysis in that EIR adequately addresses the potential physical impacts associated with implementation of the amendments to Section 130.40.130 of the Zoning Ordinance (Communications Facilities), and the amendments would not trigger any of the conditions described in California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 calling for the preparation of a subsequent EIR or negative declaration based on the analysis prepared; and
 - 2) Approve the amendments to Section 130.40.130 (Communications Facilities) as proposed, based on the Findings in Attachment B and previous guidance from the Commission and Board at their respective public workshops on February 22 and September 24, 2024.

11:00 A.M. - TIME ALLOCATION (Items will not be heard prior to the time stated)

7. [24-1823](#) Department of Transportation recommends that the Planning Commission approve the Finding of Consistency of the 2024 Major Update of the Traffic Impact Fee Program with the General Plan.

ADJOURNMENT

All persons interested are invited to participate remotely (following instructions listed under the Public Participation Instructions in this agenda) 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.

