

**MINUTES
REGULAR MEETING
CITY OF PLACERVILLE PLANNING COMMISSION
TUESDAY, MARCH 7, 2017, 6:00 P.M.
TOWN HALL, 549 MAIN STREET, PLACERVILLE, CALIFORNIA**

Chair Wolfe called the meeting to order at 6:00 p.m. then led those in attendance in the Pledge of Allegiance.

Roll Call:

Members Present: Robey, List, Saragosa, Frenn, Wolfe
Members Absent: None
Staff Present: Executive Secretary and City Planner Painter
Development Services Director Rivas

1. CONSENT CALENDAR:

1.1 Agenda: Regular Meeting, March 7, 2017

1.2 Minutes: Regular Meeting, February 7, 2017

1.3 Minutes: Special Joint Meeting, February 22, 2017

Without objection or amendment by the Commission, Chair Wolfe announced the Consent Calendar approved.

2. ITEMS PULLED FROM CONSENT CALENDAR (IF APPLICABLE)

None.

3. ITEMS OF INTEREST TO THE PUBLIC (PUBLIC COMMENT) – ITEMS NOT ON AGENDA

None.

4. PUBLIC HEARING

3290 Sacramento Street – Conditional Use Permit 10-08-R: Request: To revise Conditional Use Permit 10-08 by adding a ground mounted 50kw emergency backup electric generator to an existing wireless communication facility operated by AT&T Wireless. **Applicant:** General Dynamics, on behalf New Cingular Wireless, PCS. **Location:** Southwest corner of the intersection of Sacramento Street (SR 49) and Skyline Drive. Assessor's Parcel Numbers: 003:081:16 and 051:281:54. **Environmental Determination:** The request is Categorically Exempt pursuant to Sections 15301(b) of the CEQA Guidelines. **Staff:** City Planner: Andrew Painter.

Staff presented its report. Addressing the Commission for the project applicant was Carrie Powell of General Dynamics.

APPROVED 5-0 (AYE VOTES FROM COMMISSIONERS WOLFE, ROBEY, SARAGOSA, LIST, AND FRENN); MOTION BY MEMBER WOLFE, SECONDED BY MEMBER ROBEY, TO:

I. Make the following findings:

A. Find that the CUP 10-08-R request is categorically exempt from environmental review pursuant to Section 15301(b) of the California Environmental Quality Act Guidelines, in that there is no evidence that special circumstances exist that would create a reasonable possibility that the request to add an emergency backup generator for the telecommunication facility will have a significant adverse effect on the environment.

B. The granting of this CUP 10-08-R request will not be materially detrimental to the public health, safety and general welfare, nor injurious to properties or improvements in the vicinity and the zone in which the facility is located, in that only minor changes are proposed to the existing facility.

II. Conditionally approve CUP 10-08-R subject to the following conditions, and revised conditions for CUP 10-08:

CUP 10-08-R Conditions of Approval

1. *Approval. Approval of CUP 10-08-R allows the addition of one 50kw emergency backup generator to the existing telecommunication facility. The project is approved as shown in Attachment A of staff's March 7, 2017 staff report, and as conditioned or modified below.*
 - a. *Project Location. The Project site is located at 3290 Sacramento Street; west of SR 49, south of Skyline Drive. Assessor's Parcel Numbers: 003-081-16, 051-281-54. CUP 10-08-R as amended shall apply only to the project location and cannot be transferred to another parcel.*
 - b. *Substantial Conformance. The use shall be implemented in substantial conformance to the Conditional Use Permit as approved by the Planning Commission.*
 - c. *Conditional Use Permit Expiration. The approval of CUP 10-08-R shall expire and become null and void eighteen (18) months after the date of approval unless a construction permit has been obtained for approved generator addition before the date of expiration. Should the construction permit expire, then the conditional use permit approval shall also simultaneously expire. The planning commission may grant a one year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date.*
 - d. *Permits. The applicant shall obtain all necessary and appropriate permits for the project, including but not limited to a construction permit, and payment of all required fees.*
 - e. *Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.*
 - f. *Runs with the Land. The terms and conditions of approval of CUP 10-08-R shall run with the land shall be binding upon and be to the benefit of the heirs, legal representatives, successors, and assignees of the property owner.*
 - g. *Revisions. Any proposed change to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division for determination of appropriate procedures.*

CUP 10-08 Revised Conditions of Approval

2. *Approval of Conditional Use Permit (CUP) 10-08, allowed the modification of an existing telecommunication facility located at 3290 Sacramento Street by adding a 5 ft. extension to the existing 60 ft. lattice tower, adding nine antennas and one ground cabinet on the site, and relocating three existing antennas subject to the following conditions adopted by City Council on June 14, 2011:*
 - a. *CUP 10-08 shall be granted for the use as approved by the Planning Commission. Substantial revisions and/or expansions of the project will require a new Use Permit, subject to approval of the Planning Commission.*
 - b. *Obtain a Building Permit for all new work. Three copies of construction plans shall be submitted to the Building Division for review, and one copy to the Fire District.*
 - c. *Construction activity shall be limited to that necessary to complete the requested installation of antennas, support structure, cabinet, cables and to maintain existing and install approved landscaping. All construction activity shall be limited between the hours of 7:00AM to 5:00PM Monday thru Saturday. No construction activity is permitted on Sunday, or on state or federally recognized holiday.*
 - d. *The site shall be kept clear of rubbish, debris and unutilized equipment/parts at all times.*
 - e. *Within thirty days of Conditional Use Permit 10-08 approval, three 15 gallon Western Redbud (*cercis occidentalis*) trees shall be planted 20 ft. on center, and three 5 gallon Toyon shrubs shall be planted where shown on and required by the approved 1999 Landscape Plan for the site.*

- f. The permittee of the facility shall notify the City in writing of their intent to vacate the site. The permittee will remove all structures and accessory equipment subject to CUP 10-08, and as revised, within twelve months of the date of notice unless the site is to be occupied by a successor.*

5. MATTERS FROM COMMISSIONERS AND STAFF

Staff advised Members of agenda items for March 21.

6. ADJOURNMENT

Chair Wolfe adjourned the meeting at 6:22 p.m.



Andrew Painter, Executive Secretary