



# COUNTY OF EL DORADO PLANNING COMMISSION

Building C Hearing Room  
2850 Fairlane Court, Placerville, CA 95667  
<http://www.edcgov.us/planning>  
Phone: (530) 621-5355 Fax: (530) 642-0508

Walter Mathews, Chair, District 4  
Rich Stewart, First Vice-Chair, District 1  
Dave Pratt, Second Vice-Chair, District 2  
Tom Heflin, District 3  
Brian Shinault, District 5

Char Tim ..... Clerk of the Planning Commission

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## **DRAFT MINUTES**

**Regular Meeting  
July 10, 2014 – 8:30 A.M.**

### **CALL TO ORDER**

Meeting was called to order at 8:31 a.m. Present: Commissioners Stewart, Pratt, Heflin, Mathews, and Shinault; David Livingston-County Counsel; and Char Tim-Clerk of the Planning Commission.

### **ADOPTION OF AGENDA**

**Motion: Commissioner Heflin moved, seconded by Commissioner Stewart, and carried (5-0), to approve the agenda as presented.**

**AYES: Pratt, Shinault, Stewart, Heflin, Mathews**  
**NOES: None**

### **PLEDGE OF ALLEGIANCE**

**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.)

**Motion: Commissioner Heflin moved, seconded by Commissioner Stewart, and carried (5-0), to approve the Consent Calendar.**

**AYES: Pratt, Shinault, Stewart, Heflin, Mathews**  
**NOES: None**

**1. (14-0827) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of June 26, 2014.**

**This was Approved on Consent Calendar.**

**END OF CONSENT CALENDAR**

**DEPARTMENTAL REPORTS AND COMMUNICATIONS** – None  
(Development Services, Transportation, County Counsel)

**COMMISSIONERS' REPORTS**

Commissioner Pratt commented that a recent fire in South County came close to Pioneer Park, which is the Fire Safety Council's identified "safe" zone for animals during fire emergencies. He felt that this was a strong indicator for them to determine a Plan B for emergencies.

Commissioner Shinault stated that a meeting was held two weeks ago on the Meyers Community Plan and discussion was on lower density and removal of many incentives. The intent was to wait in moving forward with the plan until the new District 5 Supervisor is on the Board.

**PUBLIC FORUM/PUBLIC COMMENT** – None

**AGENDA ITEMS**

2. (14-0829) Community Development Agency, Long Range Planning Division, providing an informational presentation on the General Plan Annual Progress Report (APR) as presented to the Board of Supervisors on June 24, 2014

Shawna Purvines introduced the item and Tom Purciel conducted a PowerPoint presentation to the Commission.

Discussion took place on the following items:

- Inventory;
- Commercial;
- Multi-Family; and
- Appendix A2, Line 14.

Chair Mathews closed public comment.

There was no further discussion.

**No action taken.**

**3. (14-0830)** Community Development Agency, Long Range Planning Division, receiving public comment and providing a presentation on the Draft Environmental Impact Report for the Targeted General Plan Amendment and Zoning Ordinance Update.

Shawna Purvines presented the item to the Commission with a PowerPoint presentation and stressed that discussion was only on the draft EIR and not on the project itself. She introduced Terry Rivasplata and Sally Zeff from ICF.

Terry Rivasplata, ICF, spoke on the CEQA document, their analysis of impacts, mitigation measures, and the comment period.

Don Van Dyke, Rural Communities United, made the following comments:

- Will be submitting written comments;
- Lack of analysis;
- Has been requesting a document showing the changes being made but staff has stated that the changes were too significant; and
- Noise analysis was changed.

Bob Smart, Diamond Springs-El Dorado CAC, stated that their area is targeted for low-cost moderate housing but the plan is not addressing certain issues and the youth are being excluded.

Brent Dennis, El Dorado Hills CSD General Manager, spoke on the following items:

- Pleased that Sign Ordinance was pulled out;
- Biological policies;
- Cause/effect in terms of mitigation measures in regards to demographics;
- Aesthetics; and
- Water supply

Lindell Price commented on traffic impacts as related to short routes and also on mitigation measures (recommendations and extent of analysis).

Noah Briel, CEDAC, spoke on the mixed use portion and economic development.

Lori Parlin voiced concern on the public not being brought into process at the very beginning, particularly when a significant number of parcels will be affected with most adjacent parcel owners not being notified of the change.

Stanley Price made the following comments:

- Thanked staff on providing copies of the draft EIR at all of the public libraries;
- Economic viability, public health, and transportation/circulation are all important elements;
- County policies must be rationale and consistent, which they aren't currently;
- Pedestrians and bicyclists are vulnerable road users and we must work toward zero deaths;

- Road standards need to be updated; and
- Public input is needed for pedestrians and bicyclists.

Valerie Zentner, El Dorado County Farm Bureau, stated that there were no surprises in the document and that they would be submitting written comments. She also indicated that the Executive Summary was 20 pages long and an excellent resource for the public to view.

Steve Ferry, CEDA Reg Reform committee members spoke on growth rates.

Kris Payne spoke on density (multi-use) and infrastructure.

Ellen Van Dyke commented on growth rates and indicated interest in knowing the exact topics that would be discussed on each identified date of the upcoming workshops.

Chair Mathews closed public comment.

Commissioner Stewart spoke on the following items:

- Inquired on process for each proposed change;
- Alternatives and their selection; and
- Water and transportation questions.

There was no further discussion.

**No action taken.**

### **ADJOURNMENT**

Meeting adjourned at 10:45 a.m.

**APPROVED BY THE COMMISSION**  
Authenticated and Certified:

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Walter Mathews, Chair