



EXHIBIT C
EL DORADO COUNTY
PLANNING COMMISSION

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

Walter Mathews, Chair, District IV
Alan Tolhurst, First Vice-Chair, District V
Lou Rain, Second Vice-Chair, District I
John MacCready, District II
Tom Heflin, District III

Char Tim Clerk of the Commission

MINUTES

**Regular Meeting
February 12, 2009 – 8:30 A.M.**

1. CALL TO ORDER

Meeting was called to order at 8:40 a.m. Present: Commissioners Rain, MacCready, Mathews, and Heflin; Paula Frantz-County Counsel; and Char Tim-Clerk of the Planning Commission.

2. ADOPTION OF AGENDA AND ADDENDUM

Motion: Commissioner MacCready moved, seconded by Commissioner Rain, and unanimously carried (4-0), to adopt the agenda and addendum as presented.

AYES: Heflin, Rain, MacCready, Mathews

NOES: None

ABSENT: Tolhurst

3. PLEDGE OF ALLEGIANCE

4. 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. **Minutes:** January 22, 2009

END OF CONSENT CALENDAR

Item was pulled off of the consent calendar by Commissioner Rain, who requested additional language be included in the discussion text of Item 9-DR08-0003/The Shops at El Dorado Hills. Chair Mathews read into the record the following requested wording: *“Commissioners Rain and Tolhurst requested the applicant to tone down the shade a little darker and to go less white. The applicant was agreeable.”*

Motion: Commissioner Rain moved, seconded by Commissioner Mathews, and unanimously carried (3-0), to approve the January 22, 2009 minutes as modified. 09-0353.2C.1

AYES: MacCready, Mathews, Rain
NOES: None
ABSTAIN: Heflin
ABSENT: Tolhurst

5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

Roger Trout, Director of Development Services, informed the Commission that at the February 3, 2009, Board of Supervisors meeting, they approved a schedule of General Plan implementation workshops on Mondays beginning on March 9, 2009, which will have two sessions. Part I – Implementation Issues will begin at 9:00am, with Part II – Biological Resource Issues beginning at 1:30pm. Workshops on Agricultural Issues and Economic Development will be held on March 23, 2009 and May 4, 2009, respectively. There had been some discussion on having Planning Commissioners in attendance, therefore, Mr. Trout requested that they contact him individually on their availability for any or all of these workshops. Several indicated that they had conflicts, with Commissioner Rain stating he would be available for the majority, if not all, of them and would happily be the representative for the Commission, if so desired.

Pierre Rivas provided a summary of the Board of Supervisor’s actions at the February 3, 2009, hearing:

- SPR08-0022/Coloma Blues Live: This item was approved.
- Z03-0005/Winery Ordinance: This item was approved.
- A08-0002/Ag Buffers: The Board did not adopt the amendment that the Planning Commission had recommended for approval, but instead adopted interpretations and directed staff to return on February 24, 2009 with criteria for flexibility in rural regions.
- Z08-0021/PD08-0012/TM08-1472/Indian Creek Ranch Subdivision: This item was approved.

Staff also provided a summary of the Board of Supervisor’s actions at the February 10, 2009, hearing:

- The Board conceptually approved removing Camino/Pollock Pines from the Community Region and adding Camino, Cedar Grove and Pollock Pines to the Rural Centers. They differed action as the Planning Commission is already scheduled for a workshop on February 26, 2009, regarding this issue.
- OR07-0004/Lot Line Adjustment Ordinance: This item was approved.

Peter Maurer informed the Commission that a draft RFP INRMP contract is scheduled for the Board’s review on February 24, 2009.

6. COMMISSIONERS’ REPORTS

Commissioner Rain stated that he had attended the February 6, 2009, class “Role of the Planning Commissioner” and has requested the Clerk to copy the course booklet as he found it very informative and feels the other Commissioners would find it beneficial.

Commissioner Heflin indicated that he had received a letter from a group titled “Concerned Camino Citizens” and read the letter into the record. He inquired as to what the options were to proceed with their concerns. Pierre Rivas requested that he forward the letter to staff so that they may research their complaints and will respond back directly to the Commissioner with their findings.

9:00 A.M.

PUBLIC FORUM/PUBLIC COMMENT – None presented

7. FINDING OF CONSISTENCY

GOV08-0010 submitted by SUNRIDGE MEADOWS HOMEOWNERS ASSOCIATION (Agent: Norman Spaulding) for Finding of General Plan Consistency per Government Code Section 65402(a) for General Vacation of portions of Heffren Drive and Dodson Road within the Sunridge Meadows Subdivision. The property, identified by Assessor’s Parcel Numbers 087-330-01 and 087-340-21, is located within the Sunridge Meadows Subdivision on the east side of Latrobe Road approximately 2 miles north of the intersection with South Shingle Road in the Latrobe area, Supervisorial District II.

Jonathan Fong presented the item to the Commission with a recommendation for approval.

Chair Mathews requested clarification on the access issue and if the general vacation of the roads would impact the surrounding areas.

No further discussion was presented.

Motion: Commissioner MacCready moved, seconded by Commissioner Heflin, and unanimously carried (4-0), to: 1. Per Government Code 65402(a), find the proposed General Vacation GOV 08-0010, vacating portions of Heffren Drive and Dodson Road, consistent with the applicable policies of the adopted 2004 El Dorado County General Plan.

AYES: Rain, Heflin, MacCready, Mathews

NOES: None

ABSENT: Tolhurst

8. DESIGN REVIEW

DR08-0005 submitted by CALVARY CHAPEL OF THE GEORGETOWN DIVIDE/PASTOR JAY MCCARL (Agent: Max Houck) for an existing 1,920 square-foot assembly building, 256 square-foot deck, and associated lighting, signage, landscaping and parking. The property, identified by Assessor’s Parcel Numbers 074-100-40, and -41, consisting of 2 acres, is located on the east side of State Route 193, approximately 0.25 miles south of the intersection with Sliger