



# COUNTY OF EL DORADO PLANNING COMMISSION

Board of Supervisors Meeting Room  
330 Fair Lane, 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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## MINUTES

**Special Meeting  
August 18, 2014 – 8:00 A.M.**

### CALL TO ORDER

Meeting was called to order at 8:18 a.m. Present: Commissioners Stewart, Pratt, Heflin, Mathews, and Shinault; KayAnn Markham-County Counsel; and Char Tim-Clerk of the Planning Commission.

### ADOPTION OF AGENDA

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

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

### PLEDGE OF ALLEGIANCE

**AGENDA ITEMS**

**2. (11-0356) HEARING** - Community Development Agency, Long Range Planning Division, recommending the Planning Commission receive public comment and prepare a recommendation to the Board of Supervisors on the Targeted General Plan Amendment-Zoning Ordinance Update (TGPA-ZOU). The County is proposing targeted amendments to certain General Plan Polices (TGPA) and a comprehensive update to the Zoning Ordinance (ZOU) to bring it into conformance with the General Plan as required by Government Code 65860. The Project would take effect county-wide in those areas that are under County jurisdiction including County lands outside the cities of Placerville and South Lake Tahoe that are not under the Jurisdiction of federal or state agencies or tribal lands. (Cont. 08-14-14, Item 2)

Shawna Purvines presented a summary of the Planning Commission's flagged items to ensure that staff captured everything they wanted included on it. Discussion took place on each item.

Flagged Item #2 - TPZ

Commissioner Heflin recused himself from the discussion as he holds interest in TPZ lands and left his seat on the Commission.

Ms. Purvines spoke on the Agricultural Commission's concern with structures on TPZ lands.

Chair Mathews indicated that he preferred aligning with project-based.

Discussion ensued on Bed & Breakfast Inns vs Health Resort & Retreat Centers, Conditional Use Permits, Findings in Policy 8.4.2.1, and who was the approving authority.

The Commission recommended removing E.4 to allow more flexibility.

Ellen Van Dyke requested clarification on the different use permits.

Valerie Zentner, El Dorado County Farm Bureau, supported the change by the Planning Commission.

Linnea Marengo inquired on the cost for a Conditional Use Permit.

Bill Bacchi, Lotus resident, made the following comments:

- Spoke on economic development and quality of life;
- State requirement on TPZ is enough;
- Tourism will be a major part of the County in the future and we need to encourage this;
- Restrictions and cost are putting up barriers that stifle businesses; and
- Appreciated the Planning Commission moving forward in a very helpful way.

Noah Briel, El Dorado Hills, spoke on providing allowances for uses on RE-10 or in a Rural Region. Discussion took place with the Commission on RE-10 lands, home occupations, and allowing creativity.

County Counsel KayAnn Markham stated there were specific Findings regarding compatibility with forestry and perhaps more clarification was needed in the verbiage used.

Ms. Purvines made changes to E.1 to address concerns on TPZ and residential uses but commented that the change still did not address Mr. Briel's concerns regarding RE-10. The Commission agreed to the recommended change.

During discussion on industrial uses on TPZ, Commissioner Pratt stated that portable saw mills and mining are compatible with TPZ. Chair Mathews felt that aggregate facilities were also compatible but wanted the ability to consider other items. He suggested agreeing with the Agricultural Commission's recommendation.

Bill Bacchi, Lotus resident, posed a practical question regarding land being used for dual/multiple purposes and stated that there isn't a zoning that would allow beneficial use of all purposes due to restricted uses.

Noah Briel, El Dorado Hills, stated that in the past, it was common practice for commercial interest in rural lands to split it and, therefore, during a presentation by the Regulatory Reform Committee to the Planning Commission and Board of Supervisors, it was recommended to provide as many uses to landowners to avoid splitting the land.

During discussion on compatible uses on TPZ, the Planning Commission agreed with the Agricultural Commission's recommendation for AG-4. Commissioner Pratt recommended removal of reference to Ag District's in LU-4b. Chris Flores, Ag Dept, stated the Agricultural Commission had significant discussion on this and wanted intent to show that the County Ag Commissioner would review only new uses and move other uses to the Agricultural Commission.

The Planning Commission agreed with the Agricultural Commission's recommendation on the public utility service facilities.

Chair Mathews closed the TPZ section and requested Commissioner Heflin to return to his seat on the Commission.

Flagged Item #3 – Agriculture/Rural Lands

Commissioner Stewart would like to see some review for outdoor lighting (AES-4).

Ellen Van Dyke inquired why agriculture/rural lands should be exempt.

Valerie Zentner, El Dorado County Farm Bureau, referenced Agricultural Homestays and stated that it would be silly to require a commercial lighting plan as one size does not fit all.

Bill Bacchi, Lotus, made the following comments:

- People do not go out to the rural areas to bring the city with them (i.e., lighting); and
- If you require lighting on this, then you should require all County residents to have lighting requirements.

Don Van Dyke made the following comments:

- This is not requiring lighting but requiring shields; and
- Wants to keep the skies dark and we shouldn't encourage more lighting.

Commissioner Stewart stated that there needs to be a standard in rural areas and not leave it wide open. The expectation in rural areas is to have darker skies.

Dave Defanti suggested an option to modify language providing direction to Section B, however, Commissioner Stewart stated that it would not address his concern.

Commissioner Shinault spoke on the very restrictive lighting guidelines in the Tahoe area for commercial but that there were no requirements for lighting plans for residential. Commissioner Stewart preferred no residential lighting plan requirement. Chair Mathews indicated that he didn't want to put more burdens on agriculture. Commissioner Heflin stated that the residential component is different in rural areas and doesn't agree with piling on more regulations.

The Planning Commission agreed with the Agricultural Commission's recommendations, with Commissioner Stewart dissenting.

Chair Mathews opened the meeting up for any member of the public to request the Planning Commission to consider adding items to their flagged item list.

Jeannie Harper requested a copy of the list.

Don Van Dyke, Rescue, made the following comments:

- Conflicting verbiage on noise regarding construction;
- Voiced home occupation issues in densely populated areas;
- Concerned on methodology used for the Travel Demand Model; and
- Provided documents to the Clerk for submittal into the record.

Linnea Marengo made the following comments:

- Doesn't understand this hearing process nor when the Commission will conclude this meeting;
- Upset that non-ag individuals are making comments on ag-related items;
- Needs the Commission to move forward as people are being affected by the delay; and
- Provided documents to the Clerk for submittal into the record.

Ellen Van Dyke, Rescue, provided documents to the Clerk for distribution and submittal into the record.

BIO-1c: Chris Flores, Ag Dept, summarized the Agricultural Commission's recommendation. The Planning Commission agreed.

BIO-2: The Planning Commission recommended removing the language in question.

Discussion on LU-4b, AG-1a, and AG-1b, with the Planning Commission differing from the Ag Commission's recommendation regarding mitigation measures.

Flagged Item #4 – Noise

Discussion on reviewing uses that are grandfathered in.

Flagged Item #5 – Protection of Wetlands and Sensitive Riparian Habitat

Discussion on clean-up language.

Mr. Defanti stated that there would be a couple more meetings for discussion prior to staff returning with recommended actions.

Commissioner Stewart stated that time would be needed to digest all the public comments.

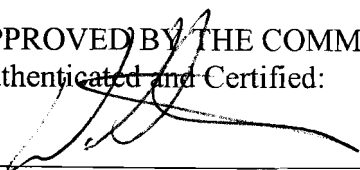
There was no further discussion.

**Hearing was continued to Wednesday, August 20, 2014 at 8:00 a.m.**

**ADJOURNMENT**

At 12:05 p.m. the hearing was continued to Wednesday, August 20, 2014.

APPROVED BY THE COMMISSION  
Authenticated and Certified:

  
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Walter Mathews, Chair