

FROM THE PLANNING COMMISSION MINUTES OF FEBRUARY 26, 2009

13. WORKSHOPS

a. **Camino-Pollock Pines Community Region**: Discussion to determine if Planning Commission should recommend to Board of Supervisors to change the Camino Pollock Pines Community Region to a Rural Center.

Peter Maurer presented the workshop item to the Commission. He indicated that changing it to Rural Center does very little.

Chair Mathews clarified that the rules are generally the same for a Community Region and a Rural Center with the exception being sewer service. He also clarified that the emergency response time is more for a Rural Center so that could be considered an adverse effect if changed.

In response to Commissioner Heflin's inquiry, Mr. Maurer stated that the policies relating to cultural resources and historic preservation don't differentiate between the two types.

An e-mail from Jerrie Reese was distributed to the Commission.

Tom Mahach suggested creating a new designation titled Rural Community Region and acknowledge the lack of sewers. He stressed that it was important to not lose sight of the community identity. Mr. Mahach also stated that there should be a transition zone between Rural Centers, Community Regions and Agricultural Districts.

Tom Schultz supported Mr. Mahach's comments on community identity and creating a Rural Community Region designation.

Valerie Zentner/El Dorado County Farm Bureau stated that her concern were the agricultural lands located in Agricultural Districts with a Community Region overlay, which did not make sense. The area that is being discussed today is intensively farmed and she is in favor of a Rural Center or a Rural Community Region.

Sue Taylor identified herself as a Camino resident for over 30 years and a past member of the Ad Hoc Committee. She discussed the following points: (1) Camino, Pollock Pines and Cedar Grove are all different communities; (2) Agricultural buffers; (3) Mixed Use Development; (4) The need to have maps corrected as it has been 5 years since General Plan has been adopted; (5) Piecemealing is happening on developments; (6) Would like a historic district for downtown Camino; (7) Rural Center creates a buffer for agriculture; and (8) Camino is the "face" for Apple Hill.

Chair Mathews clarified that Ms. Taylor's goal was to keep Camino rural and identify that it differs from Pollock Pines and Cedar Grove because it is more agricultural-oriented.

Art Marinaccio stated that the Commission did a disservice in changing the area to a Community Region. It had been done too fast with not enough review. He stated that the question at hand was do the policies need to be fixed or does the name on the maps need to be changed. He suggested that the Commission deal with this issue within the policies, otherwise it is just a waste of time.

Bob Smart said that this issue is not developer-driven and the Commission should do this for the people.

Cindy Shaffer suggested that they look at the zoning designations at the lower end of the range instead of changing all land use designations.

Christa Campbell, Camino resident, President of the Apple Hill Growers Association and Board Member of the Camino Community Action Committee, said that this discussion should be brought to the community, especially Camino. This is more complex than what most people realize. Along the Carson Road corridor, there is a piece of property owned by Sierra Pacific that they have been considering to develop and the community has been in negotiations with them for several years on that potential project.

Carolaree Hyder stated that there needs to be some type of protection since developers will always push the barriers.

Richard Whalen, Diamond Springs resident, said that he was in support of the Rural Center re-designation and that El Dorado and Diamond Springs should also be brought forth for re-designation.

Patsy Thompson, Camino resident, values the rural atmosphere of the community and suggested that during the review, that the Commission keep in mind the new septic regulations and how new developments can meet them.

Lois Bailey Hacker felt that the Commission should hold a public meeting in Camino and Pollock Pines to explain the designations and listen to the community.

Chair Mathews stated that it would be more appropriate for the District Supervisors to participate in that type of meeting. He also requested Mr. Maurer to briefly summarize for the audience the differences between zoning and land use designation.

Dwayne Nelson, District Ranger, stated that he continually is required to handle wildland and urban interfaces. He said that the loss of open space for development is irretrievable and caution needs to be taken.

Noah Briel said that there is a misconception that High Density is the villain. He felt that people are not being practical just because they do not want more people in their area and that the State will not accept that reasoning.

Mr. Mahach suggested that the Commission recommend that the Board bring the zoning into conformance with the land use designations in preparation for the General Plan changes. This would help dispel public confusion.

Robin Stanley, Camino resident, appreciated the memo that Commissioner MacCready had sent to the residents regarding this issue and felt that this needs to be started somewhere and it should be Camino.

Mr. Marinaccio said that if there is no sewer than there is not going to be a high number of units per acre. He also stated that the DOT Transportation Plan does not show any change in traffic levels for this area and feels that this is creating a lot of fear-mongering.

Ms. Campbell re-emphasized that Camino is unique due to the agriculture and wanted to clarify that although there are commercial activities in the area, it is only for three months out of the year.

Pat Farrell, Camino resident, appreciated the Commission's attempt explaining the issue. Assuming that there is a difference with one having a higher density, wants Camino to be more of a rural area.

Ms. Taylor reminded the Commission that at a recent Board meeting, Supervisors Sweeney and Nutting were going to change this designation but that staff had convinced them to notify the public through the Planning Commission.

No further discussion was presented.

[Clerk's Note: Commissioner Tolhurst left his seat on the Commission at 3:32pm]

Motion: Commissioner MacCready moved, seconded by Commissioner Mathews, and unanimously carried (4-0), to recommend the Board of Supervisors initiate changes in the Camino, Pollock Pines, and Cedar Grove area to consider revising the designation of a Community Region to Rural Centers or a combination of Rural Centers and Rural Regions and to direct staff as part of the initiation to work with the public to prepare maps early in the process.

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