



# 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

Dave Pratt, Chair, District 2  
Walter Mathews, First Vice-Chair, District 4  
Alan Tolhurst, Second Vice-Chair, District 5  
Lou Rain, District 1  
Tom Heflin, District 3

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

---

## MINUTES

**Regular Meeting  
June 28, 2012 – 8:30 A.M.**

### **1. CALL TO ORDER**

Meeting was called to order at 8:35 a.m. Present: Commissioners Rain, Heflin, Pratt, and Mathews; Paula Frantz-County Counsel; and Char Tim-Clerk of the Planning Commission.

### **2. ADOPTION OF AGENDA**

**Motion: Commissioner Heflin moved, seconded by Commissioner Rain, and carried (3-0), to adopt the agenda as presented.**

**AYES: Rain, Heflin, Pratt**  
**NOES: None**  
**ABSENT: Mathews, 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: June 14, 2012**

**Staff Recommendation: Approve Meeting Minutes as presented**

### **END OF CONSENT CALENDAR**

**Motion: Commissioner Heflin moved, seconded by Commissioner Rain, and carried (3-0), to approve the Consent Calendar.**

**AYES: Rain, Heflin, Pratt**  
**NOES: None**  
**ABSENT: Mathews, Tolhurst**

5. **DEPARTMENTAL REPORTS AND COMMUNICATIONS**  
**(Development Services, Transportation, County Counsel)**

Roger Trout informed the Commission that the Dixon Ranch Notice of Preparation Meeting had been held the previous night. He also stated that the end of the fiscal year was approaching and the Department was on-budget.

6. **COMMISSIONERS' REPORTS**

Chair Pratt made the following comments on the Sacramento Wheelman bike event that had recently occurred in South County:

- Chaotic for approximately 3 hours as there were cars/bikes/pedestrians going in both directions on the same road;
- His winery did not have much foot traffic until mid-afternoon and some businesses either cancelled or postponed special daytime events;
- Only one couple that participated in event returned the next day to his winery to make a purchase; and
- Guidelines need to be established for metering and notifying the community.

Commissioner Rain stated that he had attended a recent event at the David Girard Winery and specifically took the back route to visit the problematic intersection that was brought up at a recent hearing. He questioned if this intersection was truly problematic.

**9:00 A.M. – TIME ALLOCATION**

7. **PUBLIC FORUM/PUBLIC COMMENT** – None

8. **PUBLIC SCOPING MEETING**

**Notice of Preparation for a Draft Program Environmental Impact Report (EIR) for the County of El Dorado Targeted General Plan Amendment and Zoning Ordinance Update** submitted by the County of El Dorado. The project involves changes to policies of the County's General Plan and the adoption of an update to the Zoning Ordinance. These changes, if adopted, will take effect county-wide in those areas under County jurisdiction. [*Contact: Shawna Purvines*]

Shawna Purvines introduced the item and provided a PowerPoint presentation highlighting what had been presented to the Board of Supervisors earlier in the week.

Kim Kerr summarized the past public scoping meetings and stated that their goal for these meetings was to gather comments, concerns, and ideas. She provided a PowerPoint presentation that went through, in detail, the meeting management, NOP process, Environmental Checklist, project description, purpose of the EIR, and the processes of a Draft EIR and Final EIR.

Sue Taylor made the following comments:

- Not happy with the process in regards to the direction and who is leading it as she is concerned on the purpose;
- Staff is not explaining but just going through the process;
- Public comment is only important if there is litigation;
- Spoke on the adopted General Plan and read into the record the Resolution adopting the General Plan and its over-riding circumstances;
- This update is changing 6 out of 9 elements;
- Document is going to be convoluted and complicated;
- Disagreed that there are State laws that need to be followed since she felt they were only guidelines that the County can adopt if so desired;
- Aligning ourselves with how the Government wants us to live;
- Stop this project and save money;
- Inquired if the commercial kitchen requirement is a State or local requirement;
- Would like to see more items that would help smaller establishments;
- Planning wants a neat package, but the problem is that we are not starting from scratch and people are already on the ground;
- Doesn't have a problem with the "checkerboard"; and
- Inquired if there was a legal requirement to have General Plan Land Use Designations.

Kim Shaw made the following comments:

- Voices are not being heard;
- Project is overwhelming;
- Introduction is frightening;
- Residents didn't move to El Dorado County to use public transit;
- SACOG is getting their foot in the door and we need to end that relationship; and
- In regards to the Opt-in process, there is no option to stay residential.

Kathleen Newell made the following comments:

- Spoke on animal keeping and that slaughtering is not allowed in certain zone districts;
- Would like to see lower numbers assigned to High Density and to have a cap placed on it;
- Felt the Ag Opt-in would cause a donut-hole effect and thought it was unfair that those who may want to opt-in are not eligible; and
- Inquired if any letters were received from agencies.

John McCormick stated that he lives in an Ag area and will have to opt-in, however, his neighbors are non-residents who won't feel the need to opt-in, which will cause a donut hole effect for him. He felt that the process should be that everyone is automatically included and the owner would need to opt-out if so desired.

Patty Chelseth made the following comments:

- Need to look at more ag-type items on their lands in order to be more sustainable and not urbanized by the highways;
- Need to allow people to grow and sell their goods;

- Referenced Article 2, page 35, regarding the definition of “orchards” and how less than 3 acres of an orchard or vineyard is not allowed;
- Stated that she had spoke on AB1616 at the Senate and they indicated that they don’t have control over direct sales; and
- There is SA-10 zoning in Shingle Springs which is surrounded by RA-5 zoning and she has not received any notification that the zoning will change.

Jan Makiney referenced HOG - #13 (Affordable Housing) and questioned if this was an incentive for more affordable housing or for the developers as either the taxpayer or the homeowner would have to pay for asphalt repairs.

Kathye Russell made the following comments:

- Spoke on the implementation plan and how the mapping does that; and
- Concerned on the number of Conditional Use Permits required and would like to see as many standards listed as possible.

Art Marinaccio made the following comments:

- Board of Supervisors directed Policy 2.1.6.4 for Commercial designation within the freeway interchange and requiring a 2-year review; and
- Planned Development overlay does not show up in the maps.

Commissioner Rain would like to see the NOP public comments prior to the upcoming joint 4-day BOS/PC workshop.

Chair Pratt made the following comments:

- Inquired on what was being analyzed for the traffic;
- Regarding the opt-in concept, inquired if it is considered spot zoning if the Land Use Designation is the same;
- Planning Director has a fair amount of latitude and questioned if there was an appeal process;
- Definition of orchard/vineyard needs to be revisited;
- Need to clarify the linkage; and
- Sign matrix appears to be less than today’s standards.

**9. ADJOURNMENT**

Meeting adjourned at 11:43 a.m.

APPROVED BY THE COMMISSION  
Authenticated and Certified:

---

Dave Pratt, Chair