



# 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

**Regular Meeting  
August 14, 2014 – 8:30 A.M.**

### CALL TO ORDER

Meeting was called to order at 8:41 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 Heflin moved, seconded by Commissioner Shinault, and carried (5-0), to approve the agenda as presented.**

**AYES: Stewart, Pratt, Shinault, 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 Stewart moved, seconded by Commissioner Pratt, and carried (4-0), to approve the Consent Calendar.**

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

**1. (14-1056) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of July 24, 2014.**

**This was Approved on Consent Calendar.**

**END OF CONSENT CALENDAR**

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

**COMMISSIONERS' REPORTS**

Commissioner Shinault reported that due to the recent rains, the fire hazard level decreased from high to the moderate level.

Commissioner Heflin said that there had been a recent meeting in Camino to discuss traffic issues in the Apple Hill area and it was attended by approximately 7-8 different agencies. It was announced that there were no funds for an Apple Hill shuttle this year and that CalTrans did not intend on closing the left turn lanes in the area. Commissioner Heflin voiced concern that this would increase safety issues in an already accident-prone area. He was hoping that the County would be able to provide funding to close the left-turn lanes.

Commissioner Pratt stated that the Grizzly Flat Fire Safe Council celebrated its 10<sup>th</sup> year anniversary with a BBQ that had a very good turnout.

**PUBLIC FORUM/PUBLIC COMMENT** – None

**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 Policies (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. 08-13-14, Item 1)

Shawna Purvines introduced Terry Rivasplata and Sally Zeff from ICF.

Chris Flores, Agriculture Dept., summarized the direction provided by the Ag Commission at last night's meeting on this project.

Dave Defanti explained that the Ag Commission was interested in having more flexibility and less regulation. He stated that there had been significant discussion on BIO-2.

Ms. Purvines conducted a PowerPoint presentation with the Commission taking public comment at certain intervals.

Discussion on Components 1-4:

Commissioner Pratt requested more information on the State's requirement of having a variety of housing available.

Ms. Purvines responded to Ellen Van Dyke's comment received at yesterday's Planning Commission hearing.

Ellen Van Dyke made the following comments:

- Inconsistency between the text and the table in regards to AE zoning;
- Lack of critical thinking;
- Inquired how much of the Land Development Manual was included in the project; and
- Entitlements appear to be granted.

Valerie Zentner, El Dorado County Farm Bureau, made the following comments:

- There was a lot of thoughtful discussion last night on rural commerce;
- Rural region and Commercial was requested by the Ag Commission; and
- Felt that staff was very open to public discussion on the zone map descriptions.

Noah Briel made the following comments:

- Mixed Use Development and Commercial is a grand bargain to densify housing as you preserve the quantity of land and accept that the population is increasing;
- Spoke on 1<sup>st</sup> two points on the vision of the General Plan;
- Spoke on creating villages within the County;
- 2004 General Plan is riddled with densifying the County; and
- Younger generation is moving outside the County and we need to serve that generation.

Andrea Howard, Parker Development Company, spoke on Volume 3 of the Land Development Manual and stated she would be providing written comments. She supported the document, but more clarity was needed on the definition of guidelines vs standards.

Cedric Twight made the following comments:

- Good strength built into project;
- Size component needs to be tied to percentage of parcel (i.e., 2%); and
- Industrial use for timber production (i.e., aggregate mining) should be included.

Discussion ensued between the Commission and Mr. Twight on TPZ restrictions, support services needed for TPZ-related projects, and specific language changes.

Michael Ranelli, CEDAC, made the following comments:

- Many items are bundled with the comprehensive EIR and he is happy to see it moving forward;

- Compliance element in Component 1 is critical;
- Need to reduce the guesswork and notify those in non-compliance immediately; and
- This is an opportunity to address the County's archaic zoning.

Bill Bacchi, Lotus resident, made the following comments:

- All decisions mean nothing if it is not economically viable;
- Questioned how people were expected to maintain larger parcels as it was not economically sustainable to conduct ag on them; and
- Would like to hear the financial portion when items are being proposed.

Jeannie Harper, CEDAC, made the following comments:

- Staff did a lot of critical analysis;
- Originally had moved to Pollock Pines as a retiree, but now can't find other housing as a senior;
- Younger generations and the senior/retiree generation are moving out of the area in order to find housing that accommodates their needs and lifestyles; and
- More rooftops are needed in the County.

Laurel Brent-Bumb, El Dorado County Chamber of Commerce, made the following comments:

- Hoped the outcome would provide paths of opportunity, which is needed in order for the County to thrive;
- County is becoming a tourist destination; and
- There has to be a sensible, diverse growth.

Dyana Anderly, Cameron Park Design Review Committee Chair, made the following comments:

- Need to ensure the mark you leave here is a good one;
- Landscaping is extremely conservative;
- Licensed landscaper architects are needed so the County can check plans and conduct site visits to ensure installation was done correctly;
- Good design is good for business; and
- In regards to the EIR, visuals are very important when designing.

Gordon Helm made the following comments:

- Since 2011, has been involved with CEDAC;
- Agreed with many of the public comments;
- This needs to get done; and
- Growth is a part of reality.

Discussion ensued between staff and Commissioner Stewart on infill development.

Discussion on Component 5:

Commissioner Stewart inquired on how density bonus and slopes related to each other.

Discussion on Components 6-8:

Ellen Van Dyke made the following comments:

- Should not remove the 30% open space requirement;
- Spoke on memo regarding setbacks for creeks; and
- Didn't understand Policy 17.30.030.G.5.A.

Valerie Zentner, El Dorado County Farm Bureau, spoke on ag protections.

Significant discussion ensued between staff and the Commission on 30% open space requirement, exemptions, and density bonus.

*[Clerk's Note: At 12:40pm, Chair Mathews left his seat on the Commission.]*

Discussion on Component 9:

Commissioner Pratt questioned emergency response times.

Discussion on Components 10-11:

Ms. Purvines responded to comments from yesterday's hearing that included noise (i.e., OHV, fowl) and the TGPA changes to the noise policies. She confirmed the Commission wanted staff to further review this and return back.

Cedric Twight spoke on Policy 7.2.1.2.

Jeannie Harper stated that she didn't understand the difference between Community Region vs Rural Center.

Ms. Purvines spoke on next steps and the different approaches available to the Commission.

Terry Rivasplata, ICF, spoke on Table 4.2.

Mr. Defanti requested the Commission select one of the proposed options to determine how they wanted to proceed in preparing their recommendation. He summarized the list of flagged items that staff and the Commission would like to pursue further and inquired if there were any additional items that needed to be added.

Chair Pro Tem Stewart stated he was interested in discussing traffic and to include public comments.

Claudia Wade spoke on the next 5-year CIP that staff would begin working on.

Commissioner Pratt wanted to ensure they discussed site planning/commercial planning standards as related to ag projects, and TPZ discussion regarding utilities.

Commissioner Heflin would like more discussion on the new commercial zones.

There was no further discussion.

**Hearing was continued to Monday, August 18, 2014 at 8:00 a.m.**

**ADJOURNMENT**

At 2:45 p.m. the hearing was continued to Monday, August 18, 2014.

APPROVED BY THE COMMISSION  
Authenticated and Certified:

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Rich Stewart, Chair Pro Tem