



## COUNTY OF EL DORADO PLANNING COMMISSION

Board of Supervisors Meeting Room  
330 Fair Lane, Building A, Placerville, CA 95667  
<http://www.edcgov.us/planning>  
Phone: (530) 621-5355 Fax: (530) 642-0508

Rich Stewart, Chair, District 1  
Dave Pratt, First Vice-Chair, District 4  
Brian Shinault, Second Vice-Chair, District 5  
Gary Miller, District 2  
Tom Heflin, District 3

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

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### **DRAFT MINUTES**

**Regular Meeting**  
**August 27, 2015 – 8:30 A.M.**

#### **CALL TO ORDER**

Meeting was called to order at 8:32 a.m. Present: Commissioners Stewart, Miller, Heflin, Pratt, and Shinault; KayAnn Markham-County Counsel; and Char Tim-Clerk of the Planning Commission.

#### **ADOPTION OF AGENDA**

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

**AYES: Miller, Shinault, Heflin, Pratt, Stewart**  
**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 Miller moved, seconded by Commissioner Pratt, and carried (5-0), to approve the Consent Calendar as presented.**

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

1. **15-0986** Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of August 13, 2015.

**This was Approved on Consent Calendar.**

**END OF CONSENT CALENDAR**

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

**COMMISSIONERS' REPORTS**

Commissioner Shinault stated that there would be a meeting on the Meyers Area Plan in South Lake Tahoe on Monday, August 31, 2015.

In response to Commissioner Pratt's request for an update on the issue with missing speed limit signs at the Marshall Grade that he brought up at the last meeting, Dave Spiegelberg stated that the Traffic Operations unit was in the process of taking action to replace the missing signs.

Commissioner Heflin stated he had recently attended two milestone events, the 100 year anniversary of the El Dorado County Chamber of Commerce and the grand opening of the Marshall Hospital Cancer Center.

**PUBLIC FORUM/PUBLIC COMMENT** – None

**AGENDA ITEMS**

2. **11-0356** Hearing to consider the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) project and Final Environmental Report (EIR). Staff recommending the Planning Commission take the following actions:
  - A) Review Final EIR (July 2015);
  - B) Receive public comment and consider all comments submitted to date regarding the Project and associated environmental analysis; and
  - C) Forward a recommendation to the Board of Supervisors to take the following actions:
    - 1) Adopt Resolution certifying the EIR for the TGPA-ZOU Project to amend the General Plan and update the Zoning Ordinance (Exhibit A) [Attachment 16B]; Make Findings of Fact (Exhibit A-1) [Attachment 16C] and Issue Statement of Overriding Considerations (Exhibit A-2) [Attachment 16D];
    - 2) Adopt Resolution to Amend the County General Plan in accordance with state and federal law (Exhibit B) [Attachment 16E];
    - 3) Adopt Resolutions to approve community design standards (Exhibits C-H) [Attachments 16F-16K] for:

- (a) Mixed Use Design;
  - (b) Landscaping and Irrigation;
  - (c) Outdoor Lighting;
  - (d) Mobile Home Park Design;
  - (e) Research and Development Zone Design; and
  - (f) Parking and Loading;
- 4) Adopt the Zoning Ordinance Update with the proposed minor revisions outlined in the Technical Memorandum No. 2 [Attachment 16A] and attached as Exhibits J and K [Attachments 16M and 16N];
- 5) Adopt the Mitigation Monitoring and Reporting Program with the recommended mitigation measure revisions (Exhibit I) [Attachment 16L]; and
- 6) Direct staff to return to the Planning Commission and the Board of Supervisors within approximately one (1) year of adoption or earlier, if necessary, to review implementation of the Project.

*Public Comment: K. Muldowney, G. Campbell, J. Jones, J. Hidahl, R. Boylan, E. Van Dyke, M. DeHaas, F. DuChamp, L. Parlin, J. Maynard, H. Yager, B. Center, K. Beal, D. Van Dyke, C. Langley, T. Infusino, S. Ferry, B. Smart, L. Brent-Bumb, B. Leidigh, N. Briel, B. Bacchi, L. Price, C. Twilight, S. Taylor, C. Bacchi, R. Pimental, C. Diez, K. Klinghammer, J. Beutler*

**Motion: Commissioner Miller moved, seconded by Commissioner Heflin, and carried (5-0), to continue the item to Wednesday, September 2, 2015, at 8:30 A.M., in the Board of Supervisors Meeting Room, and request that the Commissioners provide any questions to staff well in advance of the meeting.**

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

### **ADJOURNMENT**

Meeting adjourned at 5:38 p.m.

**APPROVED BY THE COMMISSION**  
Authenticated and Certified:

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Rich Stewart, Chair