



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

MINUTES

**Special Meeting
September 2, 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; David Livingston-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: Miller, Pratt, Shinault, Heflin, Stewart
NOES: None

PLEDGE OF ALLEGIANCE

PUBLIC FORUM/PUBLIC COMMENT

Myra Lower spoke on the difficulties she recently experienced in obtaining sign-off from Planning on a business license for their family's existing poultry business.

AGENDA ITEMS

1. **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. (Cont. 08-27-15, Item #2)

[Clerk's Note: Commissioner Heflin recused himself and left the room during discussions regarding TPZ.]

Public Comment: L. Parlin, E. Van Dyke, D. Van Dyke, C. Langley, B. Leidigh, S. Taylor, R. Hargrove, B. Bacchi, C. Bacchi

Motion #1

Motion: Commissioner Heflin moved, seconded by Commissioner Pratt, and carried (4-1), to recommend the Board of Supervisors take the following actions with the exception on any discussion relating to TPZ:

1. Adopt Resolution certifying the Final EIR for the TGPA-ZOU Project to amend the General Plan and update the Zoning Ordinance (Attachment 16B-Exhibit A), Make Findings of Fact (Attachment 16C-Exhibit A-1), and Adopt Statement of Overriding Considerations (Attachment 16D-Exhibit A-2); modified as necessary to accommodate the Planning Commission's recommendation as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015";
2. Adopt Resolution to Amend the County General Plan in accordance with state and federal law (Attachment 16E-Exhibit B) with the proposed minor revisions outlined in the Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015";
3. Adopt Resolutions to approve community design standards (Attachments 16F-K-Exhibits C-H) 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 (Attachment 16N-Exhibit K) with the proposed minor revisions outlined in Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015";
5. Adopt the Mitigation Monitoring and Reporting Program with the recommended mitigation measure revisions (Attachment 16L-Exhibit I0), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015"; and
6. Direct staff to return to the Planning Commission and Board of Supervisors within approximately one year of adoption or earlier, if necessary, to review implementation of the Project.

AYES: Miller, Shinault, Pratt, Heflin
NOES: Stewart

[Clerk's Note: Commissioner Heflin recused himself and left the room prior to Motion #2.]

Motion #2

Motion: Commissioner Pratt moved, seconded by Commissioner Miller, and carried (3-1), to recommend the Board of Supervisors take the following actions on portions that have any impact to TPZ:

1. Adopt Resolution certifying the Final EIR for the TGPA-ZOU Project to amend the General Plan and update the Zoning Ordinance (Attachment 16B-Exhibit A), Make Findings of Fact (Attachment 16C-Exhibit A-1), and Adopt Statement of Overriding Considerations (Attachment 16D-Exhibit A-2); modified as necessary to accommodate the Planning Commission's recommendation as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015";
2. Adopt Resolution to Amend the County General Plan in accordance with state and federal law (Attachment 16E-Exhibit B) with the proposed minor revisions outlined in the Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015";
3. Adopt Resolutions to approve community design standards (Attachments 16F-K-Exhibits C-H) 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 (Attachment 16N-Exhibit K) with the proposed minor revisions outlined in Technical Memorandum #2 (Attachment 16A) and in the Errata Sheet (Attachment 16M-Exhibit J), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015";
5. Adopt the Mitigation Monitoring and Reporting Program with the recommended mitigation measure revisions (Attachment 16L-Exhibit I0), and modified as specified in "Planning Commission Recommendation on TGPA-ZOU Project, September 2, 2015"; and
6. Direct staff to return to the Planning Commission and Board of Supervisors within approximately one year of adoption or earlier, if necessary, to review implementation of the Project.

AYES: Shinault, Miller, Pratt
NOES: Stewart
RECUSED: Heflin

Planning Commission Recommendation on TGPA-ZOU Project September 2, 2015

Note: Track changes shown in single underline/strikeout are as shown in the Final EIR. Planning Commission recommended revisions to Draft TGPA-ZOU Project or Final EIR MMRP are shown in double-underline (additions) and double-strikeout (deletions).

1. Health Resort and Retreat Centers on TPZ zoned lands

Planning Commission vote: 4-0 (Commissioner Heflin recused)

FEIR pages 3.2-16-17 and PRD ZOU March 2014 (Complete Document) Article 4, page 34 (pdf page 202)

ZOU Section 17.40.170.E (Health Resort and Retreat Center)

Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers

Planning Commission recommends amending the provisions for Health Resort and Retreat Center in proposed Section 17.40.170.E to read as follows:

E. Health Resort and Retreat Center.

1. Health Resorts and Retreat Centers shall be considered an expanded home occupation in ~~those residential zones allowing residential uses~~ and may be a compatible use in Agricultural, Rural Lands, Resource, Commercial and Special Purpose zones.
2. Prior to action by the review authority, lots ~~Lots~~-adjacent to or within Agricultural zoning must be reviewed by the Ag Commission for compatibility with surrounding agricultural uses prior to action by the review authority.
3. Meals may be served to registered day use or overnight guests, only. There are no limitations on the number of meals or the times at which they are served.
4. Health Resorts and Retreat Centers shall be subject to the requirements of Section 17.40.100.D (Campgrounds and Recreational Vehicle Parks) ~~17.40.170.D, with the exception of Subsection 5 relating to ancillary activities.~~

2. Industrial Uses on TPZ zoned lands, and

3. OHV, Ski Areas, Public Utility Service Facilities on TPZ lands

Planning Commission vote: 4-0 (Commissioner Heflin recused)

FEIR page 3.2-21 and PRD ZOU March 2014 (Complete Document) Table 17.21.020, Article 2, pages 11-15 (pdf pages 30-34)

ZOU Section 17.40.350 and Table 17.21.020 (Timber Production Zone: Criteria, Regulations and Zone Change Requirements)

~~Mitigation Measure AG-4: Amend proposed Table 17.21.020 to restrict incompatible uses from being located in the TPZ zone~~

Planning Commission recommends amending Table 17.21.020 to remove the CUP allowance from the matrix cells relating to the FR and TPZ zones as follows:

Use Type	FR	TPZ
Health Resort and Retreat Center	CUP	CUP
Industrial, General	CUP	-- <u>CUP</u>
Off highway or off road vehicle recreation area	CUP	-- <u>CUP</u>
Ski Area	CUP	-- <u>CUP</u>
Public Utility Service Facilities: Intensive	CUP	CUP
Minor		

4. Ranch Marketing on Ag and Resource zoned lands

Planning Commission vote: 4-0 (Commissioner Heflin recused)

FEIR page 3.6-14-15 and PRD ZOU March 2014 (Complete Document) Article 4, page 47 (pdf page 215)

Mitigation Measure LU-4b: Require proposed Ranch Marketing uses to be reviewed for compatibility with adjoining agricultural uses

Planning Commission recommends revising Section 17.40.260.A.3, Ranch Marketing, as follows:

3. Agricultural production is the primary use or function of the property. The Agricultural Commissioner may review the proposed Ranch Marketing area to ensure that the site conforms to the standards 17.40.260.D.2.

Ranch marketing activities proposed ~~within Agricultural Districts, as identified on the General Plan land use maps,~~ on or adjacent to land zoned Planned Agriculture (PA), Limited Agriculture (LA), Agricultural Grazing (AG), Forest Resource (FR), or Timber Production (TPZ) must be reviewed by the Planning Director for consistency with General Plan Policy 2.2.5.2 and for new uses by the Agricultural Commissioner and Agricultural Commission for compatibility with surrounding agricultural land uses or on agriculturally zoned lands prior to action by the review authority.

5. Expanded Ranch Marketing and Rural Commerce, including Health Resorts and Retreat Centers

Planning Commission vote: 4-0 (Commissioner Heflin recused)

FEIR pages 3.2-16-17, 3.4-41 and PRD ZOU March 2014 (Complete Document) Article 4, pages 51-52 (pdf pages 219-220)

Mitigation Measure AG-1a: Amend the ZOU to limit the size of proposed Health Resort and Retreat Centers

Planning Commission recommends amending the provisions for Health Resort and Retreat Center in proposed Section 17.40.170.E.2 to read as follows.

E. Health Resort and Retreat Center.

1. Health Resorts and Retreat Centers shall be considered an expanded home occupation in ~~these residential~~ zones ~~allowing residential uses~~ and may be a compatible use in Agricultural, Rural Lands, Resource, Commercial and Special Purpose zones.
2. Prior to action by the review authority, lots ~~Lots~~ adjacent to or within Agricultural zoning must be reviewed by the Ag Commission for compatibility with surrounding agricultural uses prior to action by the review authority.
3. Meals may be served to registered day use or overnight guests, only. There are no limitations on the number of meals or the times at which they are served.
4. Health Resorts and Retreat Centers shall be subject to the requirements of Section 17.40.170.D, with the exception of Subsection 5 relating to ancillary activities.

Mitigation Measure BIO-1c: Limit music festivals and concerts

Planning Commission recommends replacing in Footnote¹ “project site” with “area of disturbance”.

Mitigation Measure BIO-2: Return event site to pre-event condition

Amend Section 17.040.260.F.1.e as follows.

e. Special Events. Special events, subject to the following limitations:

- (1) Total of 24 events per calendar year.
- (2) Maximum capacity of 250 persons at one time.
- (3) Special events shall be limited in time duration to 48 hours, and the event site shall be returned to its pre-event condition after each use, unless the next event is within two weeks, or an administrative permit is approved by the Director.
- (4) The total number of special events shall be limited to the number provided in this paragraph and shall not be cumulative if a lot also qualifies for events under Paragraph 1.4 or Section 17.40.400 (Wineries).

- (5) Special events may be held throughout the year and are not limited to the harvest season.

6. Noise: Short-Term Construction

Planning Commission vote: 5-0

PRD TGPA March 24, 2014, page 22 (pdf page 22)

Planning Commission recommends the following changes:

Policy 6.5.1.11 The standards outlined in Tables 6-3, 6-4, and 6-5 shall ~~not~~ apply to those activities associated with actual construction of a project ~~as long as such~~ where construction occurs between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends, and on federally-recognized holidays. ~~[Unless otherwise allowed by the permit or~~ Director] Further, the standards outlined in Tables 6-3, 6-4, and 6-5 shall not apply to public projects to alleviate traffic congestion and safety hazards.

7. Noise resulting from existing nonconforming OHV and animal keeping uses

Planning Commission vote: 5-0

(Note: Planning Commission recommended this item be removed from this list)

8. Noise Conflicts Resulting From (New) Residential Development Adjacent to High-Volume Roadways and U.S. Highway 50

Planning Commission vote: 5-0

PRD ZOU March 2014 (Complete Document) Article 3, page 68 (pdf page 166)

Section 17.37.070 Noise Reduction Measures

Noise reduction measures shall be incorporated into the project design to reduce noise levels at or below the thresholds set forth in Tables in Section 17.37.060. Where applicable, the following specific requirements shall also apply:

- A. To meet noise threshold standards under Table 17.37.060.2, where feasible, setbacks shall be the preferred method of noise abatement for residential projects located along U.S. Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S. Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g.,

~~landscaped berms, setbacks) along other high volume roadways. For residential development along U.S. Highway 50, setbacks are the preferred approach to meet noise threshold standards under Table 17.37.060.2, where feasible. Landscaped berms or screened sound walls may be considered as alternatives. Sound walls in the foreground of Highway 50 are discouraged~~

9. Exemptions From Noise Regulations

Planning Commission vote: 5-0

PRD ZOU March 2014 (Complete Document) Article 3, page 63 (pdf page 161)

Planning Commission recommends the following changes:

Section 17.37.020 Exemptions

The following noise sources shall be exempt from the standards of this Chapter:

- A. Activities conducted in public parks, public playgrounds, and public or private school grounds, including but not limited to school athletic and school entertainment events, providing an amplified sound system is not required or used.
- B. The use of any mechanical device, apparatus, or equipment related to or connected with emergency activities or emergency work to protect life or property.
- C. Safety signals, warning devices, and emergency pressure relief valves properly operated and in good working order.
- D. Noise sources associated with property maintenance, such as lawn mowers, trimmers, snow blowers, and power tools in good working order, and cutting of wood for non-commercial personal use, provided that the activities take place between the hours of eight a.m. and nine p.m. on weekdays and nine a.m. to nine p.m. on weekends and federal holidays.
- E. Noise sources associated with agricultural uses listed in Section 17.21.020 (Agricultural Zones: Matrix of Allowed Uses) that are performed consistent with the standards and practices of the agricultural industry.
- F. Noise sources associated with work performed by public or private utilities in the maintenance or modification of its facilities.

- G. Noise sources associated with ~~religious gatherings~~, public holidays, or other commonly celebrated occasions.
- H. Traffic on public roadways, railroad line operations, aircraft in flight, and any other activity where regulation thereof has been preempted by state or federal law.
- I. Construction (e.g., construction, alteration or repair activities) during daylight hours provided that all construction equipment shall be fitted with factory installed muffling devices and maintained in good working order.
- J. ~~Normal collection of household garbage, yard waste and recyclables.~~
- K. ~~Cutting of firewood for non-commercial personal use.~~ [Moved up to D]

10. Protection of Wetland/Sensitive Riparian Habitat

Planning Commission vote: 5-0

PRD ZOU March 2014 (Complete Document) Article 3, page 12 (pdf page 110)

Planning Commission recommends the following changes:

Section 17.30.030.G.5.a Protection of Wetlands and Sensitive Riparian Habitat

- 5. Exceptions; Conditionally Permitted Uses.
 - a. The uses, and structures ~~and activities~~ allowed in the applicable zones are allowed within riparian areas with an approved Minor Use Permit.

11. State Compliance: Infill Development/Opportunity Areas

Planning Commission vote: 5-0

PRD TGPA March 24, 2014, page 12 (pdf page 12)

Planning Commission recommends the following changes:

New General Plan Policy 2.4.1.5, Implementation Measure

- a) Adopt criteria to be used within existing communities with developed areas currently capable of being served by public water, recycled water, and public or private sewer;

12. New Rural Commercial (RCU) Zone

Planning Commission vote: 5-0

PRD ZOU March 2014 (Complete Document) Article 2, pages 18-24 (pdf pages 37-43)

Planning Commission recommends the following changes:

Section 17.22.010.C.7 Commercial, Rural (CRU)

The CRU, Commercial Rural Zone is utilized to provide limited commercial uses to support agricultural, tourism, recreational and resource based industry, as well as surrounding residential uses in the Rural Regions.

13. Mixed Use Design (MXD) Manual

Planning Commission vote: 5-0

FEIR Appendix C, El Dorado County Mixed Use Design Manual, PRD March 19, 2014

Planning Commission recommends the Mixed Use Design Manual be revised to differentiate between “guidelines” and “standards” as appropriate. Standards would apply as part of a Mixed Use Development project with a Design Review permit. Guidelines may apply for Mixed Use project under a Planned Development permit or for projects other than a Mixed Use Development but electing to use the guidelines. Apply as Mixed Use Design as “guidelines” in Rural Centers and Rural Region.

Planning Commission recommends revisions related to Shingle Springs community description and photo in the Mixed Use Design Standards and Guidelines as proposed by Lori Parlin.

14. Bass Lake Rezone

Planning Commission vote: 5-0

Reference: TGPA-ZOU Technical Memo No. 2, Exhibit J – Errata Sheet, Mapping Revisions

Planning Commission recommends the following changes:

Amend proposed GP consistency rezone for single parcel adjacent to Bass Lake Park area (APN 115-400-12) from proposed Recreational Facility – High (RFH) to Recreational Facility – Low (RFL).

15. Planned Development, Density Bonus and 30 Percent Open Space

Planning Commission vote: 5-0

PRD ZOU March 2014 (Complete Document) Article 3, page 25 (pdf page 123)

Planning Commission recommends the following changes:

ZOU Section 17.30.080 Open Space

A. Applicability. The provisions of this section apply to all residential subdivisions within the R1 and R20K, zones. This section does not apply to residential subdivisions that are otherwise subject to Chapter 17.28 (Planned Development Combining Zone) and its open space requirements.

B. Open Space Requirement. Thirty (30) percent of the total site area shall be set aside for open space that is commonly owned or publicly dedicated. Commonly owned open space, as defined in Article 8 (Open Space: Common) shall not include space occupied by infrastructure such as roads, parking lots, or above ground components of sewer and water treatment plants, or area set aside for the sole use of individual residents, such as private balconies and patios. Commonly owned open space may include land developed or set aside for:

1. Recreational purposes, such as parks, ball fields, golf courses, or picnic areas;
2. Passive purposes, such as gathering places, community gardens and landscaped areas;
3. Aesthetic purposes, such as naturally scenic areas;
4. Protection of agricultural or natural resources, including agricultural activities;
5. Pedestrian circulation, in compliance with Subsection D below; or
6. Natural or man-made lakes, ponds and other water features, which are included in the calculation of open space, but excluded from the calculation of base units and bonus density.

C. Exceptions. To facilitate and encourage development of moderate and lower income households, the following projects are exempt from the open space requirement:

1. Residential developments consisting of five or fewer lots or units;
2. Condominium conversions of existing structures;

3. Existing sites within Community Regions that are zoned R1 or R20K, are served by public water and sewer, and that are three acre or less in size;
4. Existing sites within Rural Centers that are zoned R1 or R20K, are not served by public water and sewer, and are five acres or less in size.

D. Pedestrian Circulation. Pedestrian connections shall be provided to allow internal circulation for the residents of the development to access surrounding commercial, recreational, residential, and civic uses, or on-site open space areas.

PRD ZOU March 2014 (Complete Document) Article 2, page 61 (pdf page 80)

ZOU Section 17.28.050.B.2.b

Residential Development Requirements, Exemptions and Alternatives to the Onsite Open Space Requirement

2. Alternatives for Improved Open Space. The common open space requirement may be reduced to 15 percent of the total site for Planned Developments for Affordable Housing consistent with Chapter 17.31 (Affordable Housing Density Bonus) or other moderate housing developments under a Affordable Housing Development Agreement in the R1 and R20K zones, where:
 - a. The common open space is improved for active recreational uses, including but not limited to swimming pools, sport courts or sport fields, tot lots, clubhouse or meeting room facilities, and community gardens, or for passive recreational uses such as landscaped buffers or greenbelts; and
 - b. In addition to the common open space, additional area equal to 15 percent of the total site is devoted to open space areas reserved for the exclusive use of individual residents, such as unfenced private yards and patios or other alternative identified.

Planning Commission recommends adding a new General Plan Policy 2.2.5.23

General Plan Policy: 2.2.5.23 All residential subdivisions on High Density Residential land uses shall be required to include thirty (30) percent of the total site area in open Space as defined in the Zoning Ordinance.

16. Connecting to Public Water Systems within Community Regions

Planning Commission vote: 5-0

Planning Commission recommends the following changes:

General Plan Policy 5.2.1.3

All new medium-density residential, high-density residential, multifamily residential, commercial, industrial and research and development projects shall ~~may~~ be required to connect to public water systems when if reasonably available when located within Community Regions and to either a public water system or to an approved private water systems in Rural Centers.

General Plan Policy 5.2.1.11

The County shall direct new development to areas where public water service already exists. ~~In Community Regions, all new development shall connect to a public water system. In Rural Centers, all new development shall connect either to a public water system or to an approved private water system.~~

17. Dam Failure Inundation

Planning Commission vote: 5-0

Planning Commission supports staff's recommendation to remove proposed General Plan policy revisions.

18. Rezones

Planning Commission vote: 5-0

In general the Commission recommends that where a parcel is currently either entirely or partially zoned residential and is being rezoned to commercial for General Plan consistency, it should be rezoned to the least intense Commercial zone, except for where it would create a non-conforming use.

Planning Commission vote: 4-1 (Stewart dissenting vote)

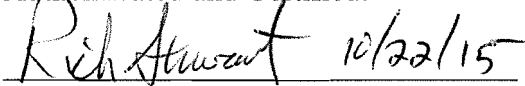
Support the rezoning as proposed in the TGPA-ZOU project.

ADJOURNMENT

Meeting adjourned at 4:53 p.m.

APPROVED BY THE COMMISSION

Authenticated and Certified:

 10/22/15

Rich Stewart, Chair