



# 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

**Special Meeting  
August 27, 2014 – 8:00 A.M.**

### CALL TO ORDER

Meeting was called to order at 8:34 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 Stewart, and carried (5-0), to approve the agenda as presented.**

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

### PLEDGE OF ALLEGIANCE

**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 Polices (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. 08-20-14, Item 1)

Shawna Purvines conducted a PowerPoint presentation.

Commissioner Stewart questioned certain zones being removed, thereby providing new entitlements to property owners. He also wanted to protect existing entitlements.

Dave Defanti explained that there was nothing in the project that would provide property owners more units than what was already allowed.

Ms. Purvines addressed “zone going away” perception and spoke on the addition to Flagged Item #7 which was added at the August 20, 2014 meeting. Chair Mathews requested they re-visit that item for discussion.

Commissioner Stewart wanted to ensure clean-up language was added throughout the section to address the Planning Commission’s recommended changes. He also wanted the opportunity to take this back to the various community groups for their review. Commissioner Stewart also questioned the calculation used on developable land and open space.

Bill Bacchi, Lotus, voiced concern on process, referring to open space, and inquired why there were no provisions of giving credit to adjoining parcels that have open space (i.e., BLM land). He stated that there was no consideration for alternatives.

John H(?), Shingle Springs, spoke on septic systems and slopes.

Ms. Purvines spoke on recreational facilities and, in particular, the three parcels that the County was currently in on-going discussions. Mr. Defanti explained that the current proposal is to rezone these parcels to RF-High. Staff provided definitions and examples between RF-High and RF-Low.

Cathy Prevost, El Dorado Hills, made the following comments:

- Lives across the street from Bass Lake;
- Read into the record portions of one of her submitted written comments; and
- Against proposed zoning change for this parcel.

Significant discussion ensued on RF-High vs RF-Low and if the Commission wanted to interject their opinion on the potential rezone while the County continued on-going discussions with the property owners. Mr. Defanti provided the option of flagging the item for the Board so they were aware that the Planning Commission had concerns on this and to request careful consideration of the item. The Commission concurred.

Ms. Purvines went over the Flagged Items list to ensure accuracy and add any additional items the Commission wanted included.

Howard Penn, Coloma-Lotus Chamber of Commerce, made the following comments:

- Spoke on noise reduction measures regarding amplified sound systems;
- Spoke on allowing over-the-counter permits for existing businesses and special use permit holders for temporary use permit events;
- Current decibel readings are unenforceable; and
- Would like to see some administrative process for existing business owners.

Commissioner Pratt felt something was needed to address seasonal events.

Chair Mathews stated that it shouldn't be just for "existing" businesses. Commissioner Stewart concurred.

Laurel Brent-Bumb, El Dorado County Chamber of Commerce, supported Mr. Penn's comments and wanted this process to create paths of opportunity.

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

- In regards to Flagged Item #8, need to meet residents needs and surrounding areas; and
- Appreciated the Planning Commission's acceptance of the Ag Commission's recommendations and requested the Planning Commission continue to keep this project moving forward.

Bill Bacchi, Lotus, made the following comments:

- Concurred with all the comments;
- Noise is a very difficult area to address;
- Outside entitlement is essential;
- Planning is not a product but a procedure; and
- Pleased with Planning Commission's approach.

Jeannie Harper, Pollock Pines, made the following comments:

- Noise: Lots of nonprofits conduct free outdoor activities and more costs take away from these funds; and
- Extensive time with this project has included public comment opportunities which has been ample.

John H.(?) voiced concern on this project moving forward when hundreds of comments have been submitted.

Laura Workman spoke on her clients', DeWolf and Scariot, parcel.

Linnea Marengo made the following comments:

- Keep moving forward;
- Public has had a lot of time to provide input; and
- Large parcels in rural regions are being provided opportunities of support.

Noah Briel, El Dorado Hills, made the following comments:

- Appreciated all of the public hearings;
- Confirmed that certain sections of the LDM are on hold;
- Concurred with Ms. Zentner and spoke on commercial in a rural region; and
- RE-10 is in wrong area for home occupation and would like to move discussion on this.

Cedric Twight, Registered Professional Forester, made the following comments:

- Spoke on TPZ and residential activities;
- Supports mining on TPZ land; and
- Size mitigation needs more discussion.

Ms. Purvines explained that the Next Steps would be for staff to prepare the Final EIR and the tentative recommendation for the Planning Commission.

Commissioner Stewart made the following comments:

- Final EIR and Response to Comments should be done prior to the Commission making a recommendation;
- Wanted to continue reviewing project and comments with the same process that had been used;
- Everyone needs to be more patient so that this can be completed more thoroughly and we do our due diligence; and
- He is not ready for staff to return with a tentative recommendation.

Commissioner Heflin stated that more time may be needed when staff returns back and he didn't see anything wrong with a "tentative" recommendation.

Mr. Defanti stated staff would memorialize discussion to date as the tentative recommendation with response to comments and acknowledged that the recommendation may change.

Commissioner Stewart was agreeable to moving forward.

Commissioner Shinault said that the tentative recommendation was not something the Commission had to take but would be a tool in order to move to the next phase.

Commissioner Pratt stated that there would be an infinite amount of opportunity for the public to provide additional comments.

There was no further discussion.

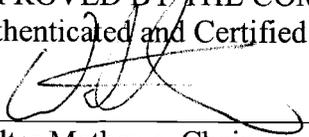
**Motion: Commissioner Pratt moved, seconded by Commissioner Heflin, and carried (5-0), to direct staff to: 1) Prepare the Final EIR for the Project which will include: (a) Comments received; (b) Written responses to comments received; and (c) Revisions to the EIR, including recirculation, if necessary, in response to comments; 2) Prepare Planning Commission's tentative recommendation based on the hearing to date; and 3) Return to the Planning Commission with their tentative recommendation and Final EIR.**

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

**ADJOURNMENT**

Meeting adjourned at 10:52 a.m.

APPROVED BY THE COMMISSION  
Authenticated and Certified:

  
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Walter Mathews, Chair