



# 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  
Vacant, Second Vice-Chair, District 5  
Lou Rain, District 1  
Tom Heflin, District 3

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

---

## MINUTES

**Regular Meeting  
July 26, 2012 – 8:30 A.M.**

### 1. CALL TO ORDER

Meeting was called to order at 8:33 a.m. Present: Commissioners Rain, Heflin, and Pratt; Paula Frantz-County Counsel; and Debbie Ercolini-Planning Services.

### 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**

### 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 28, 2012

Staff Recommendation: Approve Meeting Minutes as presented

### END OF CONSENT CALENDAR

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

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

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

Peter Maurer reported that the August 9, 2012 Planning Commission Meeting will be lengthy. Mr. Maurer reported that the signs on the corner of Pleasant Valley Road and State Route 49 were to be removed and the chain linked fence is on County property.

6. **COMMISSIONERS' REPORTS**

Commissioner Rain reported that the joint workshop of the Planning Commission and Board of Supervisors last week was one of the more better and cooperative sessions he had ever been in. It was informative, helpful and educational and will result in a more user friendly document. Commissioner Helfin and Chair Pratt agreed.

**9:00 A.M. – TIME ALLOCATION**

7. **PUBLIC FORUM/PUBLIC COMMENT**  
*[This item was heard at the end of the meeting]*

Ken Greenwood - A sign on US Highway 50 at mile post 42.19 just before Whitehall on the north side was burned down in 1992 in the Cleveland fire. The current sign was put up illegally and looks out of place and will become immovable on December 25, 2012 because of the Outdoor Advertising Act.

8. **REZONE/SPECIAL USE PERMIT/PARCEL MAP**

**Z04-0015/S01-0011/P08-0036/Springs Equestrian Center** submitted by DENNIS GRAHAM (Agent: Casey Feickert/TSD Engineering) for the following: 1) Rezone from Estate Residential Five-Acre (RE-5)/Estate Residential (RE-10) to Recreational Facilities (RF); 2) Tentative Parcel Map to create two parcels, 45.77 acres and 100.65 acres in size; and 3) Special Use Permit for an equestrian facility with two covered arenas 45,000 square feet each, stall barns for 420 horses, five fenced riding areas, 19,600 square-foot equestrian retail store/office/clubhouse, guest cottages, camping for horse trailers during events, special events with up to 250 spectators, and a 32 square-foot lighted monument sign is proposed. The property, identified by Assessor's Parcel Number 115-410-05, consisting of 146.42 acres, is located on the south side of Green Valley Road, at the intersection with Deer Valley Road, in the Rescue area, Supervisorial District 1. *[Project Planner: Aaron Mount]* (Mitigated Negative Declaration prepared)\*

Aaron Mount presented the item to the Commission with recommendation for a continuance to the August 23 meeting per request from the applicant. Memo dated July 6, 2012 states there are corrections to the revised initial study and staff report indicating the Deer Valley Road and Green Valley Road intersection does not include signaling. Planning Services received information from Pioneer Cemeteries that there may be a burial site located on the parcel.

Chair Pratt concerned that August 23 may be too soon. Wants to be sure applicant and staff have plenty of time and to continue off calendar.

Commissioner Rain concerned about staff being ready by the August 23 meeting and agrees to continue off calendar.

Peter Maurer-his biggest concern is if staff needed to recirculate any CEQA documents.

Dennis Graham-Applicant-his goal is not to have community unclear and there will be a town hall meeting on August 9, 2012 to answer any questions and show it will not impact the community.

Commissioner Rain-concerned how neighbors will be notified of the town hall meeting. Dennis Graham said Green Springs Ranch Association can get the word out and maybe he could post something with the County. Peter Maurer said County would be happy to help to provide the information. Aaron Mount stated there is also the Green Valley Road subcommittee.

Ron Thompson-Represents the Rescue Union School District and is concerned with the grading plan and the naturally occurring asbestos.

Ellen Van Dyke-Green Springs Ranch Resident and recommends an Environmental Impact Report be done and is concerned about the asbestos, removal of trees, traffic, noise, water, manure.

Mike Diaz-Resident of Green Springs Ranch since 1989-objects to the project due to many unanswered questions, the traffic, odor, water, noise, flies, the quality of life will be impacted and more studies need to be done.

George Brown-Resident of Green Springs Ranch for 23 years and requests that the Planning Commission approve the continuance that has been requested and is concerned with the traffic and odor.

Susan McClurg-Resident of Green Springs Ranch- Concerned with the daily traffic as well as when school is in session, if a right turn lane will be installed, camp sites, noise level and the rezone.

County Counsel-Paula Frantz-Explained rezoning to Recreational Facility and uses by right and uses by Special Use Permit and need to look at all the uses that could be allowed by right under the proposed rezone and that it can be turned into something recreational, but cannot be automatically turned into commercial.

Eileen Crawford-Department of Transportation-There is a capitol improvement program project for geometric improvements for this area showing full right and left turn lanes but no traffic signal as the analysis did not trigger a need for a traffic signal at this time.

Natalie Piatt-Lives on opposite the side of Green Valley Road and is concerned that there will not be a traffic light, the traffic, noise and that some of her neighbors were not notified of the project meeting.

Kent Hallmeyer-President of Green Springs Ranch Home Owners Association-He is requesting the continuance so they can meet with Dennis Graham to discuss concerns about noise, water contamination, traffic and traffic speed which has caused accidents. This is a very dangerous intersection.

Rita Moeller-Lives directly across from equestrian center and is concerned about the flies, water, asbestos, odor, noise, contamination to the creek and that a new owner could put in a water park. County Counsel-Paula Frantz-Read the zoning for Recreation Facility uses by right and uses by special use permit. This information can be found in Chapter 17.48.010-17.48.070, pages 185-187 of the Zoning Ordinance and can be obtained at the Planning Services counter and is also available on-line.

Linda Clout-Resident of Green Springs Ranch for 34 years and is concerned about the odor, water, asbestos, noise and traffic and would like the ranch to stay a five acre parcel.

Ken Greenwood-Straight Shot Consulting-the noticing should go beyond 500 feet and he would have noticed all of Green Springs Ranch. Peter Maurer said state law requires 300 foot radius from the property line for notification and the county notices at 500 foot radius so county exceeds the state requirement. Chair Pratt mentioned the ability of email subscription. Aaron Mount said Green Springs Ranch HOA was notified as well as neighbors that requested notification.

Diane Rufenacht-Resident of Green Springs Ranch-concerned that her email was not available for public view and if the ponds shown on Google maps were filled in as a grooming of the property.

Thomas Keating-Fire Chief for Rescue Fire Protection District- Evacuation route is the biggest concern as people will not leave their horses behind. Access from Deer Valley Road to Green Valley Road needs to be addressed.

Debra Morris-Resident of Green Springs Ranch- Concerned about septic systems and due to grading there are no more wetlands.

Dennis Graham-Applicant-Made note of all the concerns and there is a lot of misunderstanding on how an equestrian center works and there will be a community meeting on August 9, 2012.

County Counsel-Paula Frantz-The project description needs to state how the flies, smell, traffic, events will be handled and it needs to be very clear about acreage use.

Commissioner Heflin concerned about the lighting for unlimited events, noise conditions are vague, nothing about how the flies will be handled.

Chair Pratt concerned about the asbestos, trees, wetlands, drainage, turn lanes, traffic, speed and horse trails.

Peter Maurer-Read the list of issues to be addressed. Asbestos, wetlands, noise, emergency access and egress, vehicle traffic used to remove horse waste, water usage and quality, campground noise, traffic impacts, right turn lane, generators and lights, grading on site, filling of ponds, special events, and hours of operation.

**9. ELECTION OF OFFICER**

The Commission will elect a Second Vice-Chair for 2012 due to a vacancy, with that selection becoming effective at the next regular meeting.

**Motion: Commissioner Heflin moved, seconded by Commissioner Rain, and carried (3-0), to postpone the election of a Second Vice-Chair until there is a full Commission.**

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

**10. ADJOURNMENT**

County Counsel-Paula Frantz-Adjourn in honor of the untimely passing of Alan Tolhurst. His honor, dignity, preparation, kindness to staff and public, respect for his fellow Commissioners, always prepared and he will be sorely missed by County and personally.

Commissioner Heflin-Alan Tolhurst was a real public servant and always appreciated his insight and leadership in a lot of different ways including getting things done correctly for the County.

Commissioner Rain-Alan Tolhurst had more class than most people deserve to have and he is the Commissioner that everyone should try and be and what we should hope to have in the future.

Chair Pratt- Has had the opportunity and pleasure to meet Alan and his family. He was a sage for the Planning Commission and a good citizen. He served 18 years on the Planning Commission. He will be missed.

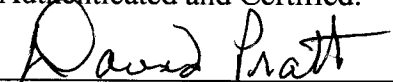
Peter Maurer-He was one of the most thoughtful members of the Planning Commission. It was a pleasure to serve with him on TRPA. He will be missed.

Ken Greenwood-His experience with Alan Tolhurst was golden. He was genuine.

Meeting adjourned at 11:32 a.m.

**APPROVED BY THE COMMISSION**

Authenticated and Certified:



Dave Pratt, Chair