



# 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

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  
February 13, 2014 – 8:30 A.M.**

### CALL TO ORDER

Meeting was called to order at 8:32 a.m. Present: Commissioners Stewart, Pratt, Heflin, Mathews, and Shinault; David Livingston-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: Stewart, Shinault, Heflin, Pratt, 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 Pratt moved, seconded by Commissioner Stewart, and carried (5-0), to approve the Consent Calendar.**

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

1. (14-0158) Request to consider the transfer of River Use Permit #15 from Douglas J. Pringle, owner of Disabled Sports USA Far West Outdoors to Mark C. Taylor, sole proprietor of Mark C. Taylor's Reliable River Repair; and staff recommending the Planning Commission take the following actions:

- 1) Approve the transfer of River Use Permit #15 from Douglas J. Pringle, owner of Disabled Sports USA Far West Outdoors, to Mark C. Taylor, sole proprietor of Flowing-Rivers.org; and
- 2) Approve a one-year provisional River Use Permit for Flowing-Rivers.org owned by Mark C. Taylor.

*[Clerk's Note: Noah Triplett identified a typo in the State Clearinghouse number identified in the Staff Report.]*

**This was Approved on Consent Calendar**

2. (14-0161) Request to consider the consolidation of River Use Permit #47 into River Use Permit #44 and the transfer of 16 weekend and 16 weekday user days from River Use Permit #44 to River Use Permit #19; and staff recommending the Planning Commission take the following actions:

- 1) Approve the consolidation of River Use Permit #47 into River Use Permit #44 held by Don Koolmees, president of Koolriver Adventure Tours, Inc. dba Whitewater Connection; and
- 2) Approve the transfer of 16 weekend and 16 weekday user days from River Use Permit #44 held by Don Koolmees, president of Koolriver Adventure Tours, Inc. dba Whitewater Connection, to River Use Permit #19 held by Deric Rothe, president of Sierra Whitewater, Inc.

**This was Approved on Consent Calendar**

**END OF CONSENT CALENDAR**

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

County Counsel David Livingston announced that a mandatory settlement meeting for the Green Valley Convenience Center will be scheduled in the near future.

David Spiegelberg/Transportation spoke on various activities in El Dorado Hills in response to Commissioner Stewart's inquiries on behalf of El Dorado APAC.

Roger Trout announced that Steve Predetti will be the new Community Development Agency Director and his starting date is March 17, 2014. Mr. Trout also stated that since Code Enforcement is now directly under the Community Development Agency Director, instead of in the Development Services Division, it would be more appropriate for the Commissioners to contact Jim Wassner/Code Enforcement directly with any code compliance issues rather than during a Commission meeting. *[Clerk's Note: Mr. Trout's comments occurred during Commissioner's Reports.]*

**COMMISSIONERS' REPORTS**

Commissioner Shinault spoke on the Meyers Community Plan.

Commissioner Heflin spoke on the numerous "Open" flags that Apple Hill Café has put up.

Commissioner Stewart stated that the El Dorado Hills Community survey was completed and the results would be announced soon.

The Commission commended Peter Maurer on his years of service with El Dorado County and congratulated him on his new job.

**9:00 A.M. – TIME ALLOCATION**

**PUBLIC FORUM/PUBLIC COMMENT** – None

**AGENDA ITEMS**

**3. (14-0163)** Hearing to consider request for time extensions to approved tentative maps for four years [Tentative Map Time Extensions TM95-1298E-4 and TM95-1299E-4/Marble Valley] on property identified by APNs 119-020-56, 119-020-57, 119-030-13, 119-030-14, 119-030-15, 119-030-16, 119-030-17, 119-030-18, 119-030-19, 119-330-01 and 087-200-74, consisting of 2,342 acres, in the El Dorado Hills area, submitted by Marble Valley Company, LLC (Agent: Kirk Bone); and staff recommending the Planning Commission take the following actions:

- 1) Find the certified Marble Valley Tentative Subdivision Map EIR to be an adequate environmental review document for this time extension; and
- 2) Approve TM95-1298E and TM95-1299E extending the map for a total of four years with a revised expiration date of February 10, 2018 based on the Findings and subject to the Conditions of Approval. (Supervisory District 2)

Mel Pabalinas presented the item to the Commission with a recommendation for approval. He identified a minor edit to Condition 10. There was a reference to Condition 8, which should have been Condition 9 due to renumbering. Mr. Pabalinas stated that one written public comment was received late yesterday.

County Counsel David Livingston stated that this was not an opportunity to impose new conditions on a map extension.

Kirk Bone/applicant's agent concurred with the Staff Report and believed that the conditions already resolved the concerns identified in the public comment.

Kathleen Newell, Shingle Springs resident, asked the Commission to kill the project as it would not be a rural community and would be going into Shingle Springs.

Peter Maurer stated that this was already an approved map.

Chair Mathews closed public comment.

Commissioner Stewart made the following inquiries:

- Clarification requested on the expiration date;
- Clarification on the policy regarding map extensions (i.e., have they ever been denied; why short extension dates);
- Questioned if environmental document was still valid since the oak tree mitigation plan had changed since then; and
- Inquired that since the traffic study was done many years ago, was the projection accurate based on current conditions.

In response to Commissioner Stewart's question as to why the map extension shouldn't be denied, Mr. Bone stated that the other project was not yet approved.

Commissioner Stewart stated that he would support this based on staff's decision regarding the traffic analysis.

There was no further discussion.

**Motion: Commissioner Pratt moved, seconded by Commissioner Shinault, and carried (5-0), to take the following actions: 1) Find the certified Marble Valley Tentative Subdivision Map EIR to be an adequate environmental review document for this time extension; and 2) Approve TM95-1298E and TM95-1299E extending the map for a total of four years with a revised expiration date of February 10, 2018 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Condition 10 to reference Condition 9.**

**AYES: Stewart, Pratt, Heflin, Shinault, Mathews**

**NOES: None**

This action can be appealed to the Board of Supervisors within 10 working days.

## **Findings**

### **1.0 CEQA FINDINGS**

An Environmental Impact Report (SCH No. 95032018) was originally certified with the approval of the Marble Valley Tentative Maps and Development Plan. No new environmental effects are associated with this time extension. All original mitigation measures in the EIR shall remain applicable. Therefore, the certified EIR is adequate for environmental review for the time extension.

**2.0 ADMINISTRATIVE FINDINGS**

**2.1 General Plan**

The request is for an extension of expiration to the approved Marble Valley Tentative Maps. The maps were are consistent with the policies of the original 1996 General Plan, and applicable policies under the amended by the 2004 General Plan as it relate to density, compatibility and resource protection.

**2.2 Zoning**

The request is for an extension of expiration to the approved Marble Valley Tentative Map and Development Plan, which maintains consistency with the current zoning in relation to minimum lot standards, open space requirements, and development constraints.

**2.3 Subdivision Ordinance/Subdivision Map Act**

The Tentative Maps are subject to an executed Development Agreement pursuant to Section 66452.6(a) of the act, which allows time extension of an approved tentative map for the cumulative period consistent with the DA. The expiration of these maps shall expire on February 10, 2018.

**Assembly Bill 116**

California State Assembly Bill 116, which was enacted on July 2013, legislatively extends approved Tentative Maps for 24 months. Tentative maps that were approved prior to January 1, 2000 and are consistent with the General Plan and Zoning could qualify for this extension subject to discretionary review. The Marble Valley Tentative Maps, which was approved in 1998, maintains consistency with the 1996 General Plan, applicable policies under the current 2004 General Plan, and Zoning.

The current time extension is for four years remaining under the authority of the Development Agreement in accordance to the Subdivision Map Act, extending the map expiration to February 10, 2018. Prior to this map expiration, the applicant may subsequently file a request for additional time extension of 24 months in accordance with AB 116, and/or qualify for other legislative time extension available at that time.

**Conditions of Approval**

1. This time extension is based upon and limited to compliance with the project description, the Planning Commission hearing exhibit marked Exhibit E and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review.

Deviations without the above described approval would constitute a violation of permit approval.

Time extension to approved Tentative Maps for four years from February 10, 2014 to February 10, 2018 pursuant to the Marble Valley Development Agreement and Subdivision Map Act Section 66452.6(a)

**The following are the original conditions of approval for the Marble Valley Tentative Map.**

**Standard Conditions of Approval**

2. The developer shall obtain approval of construction drawings consistent with the Subdivision Design and Improvement Standards Manual and cost estimates from the County Department of Transportation and pay all applicable fees prior to commencement of any improvements on the public streets and service facilities. All improvements shall be consistent with the approved tentative map, as may be modified in the adopted mitigation measures or the following conditions of approval.
3. The developer shall enter into an Improvement Agreement with the County and provide security to guarantee performance of the Improvement Agreement as set forth within the County of El Dorado Major Land Division Ordinance.
4. The final map shall show all utility, road and drainage easements in accordance with the recommendation of the utility purveyors and the County Engineer. Final determination of the location of said easements shall be made by the County Engineer. Said easements shall be irrevocably offered to the County.
5. If blasting activities are to occur in conjunction with subdivision improvements, the subdivider shall ensure that such blasting activities are conducted in compliance with state and local regulations.
6. If burning activities are to occur during the construction of the subdivision improvements, the subdivider shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.
7. This project shall be subject to the El Dorado Hills/Salmon Falls Road Impact Fee, pursuant to Resolution No. 175-96. Said fee shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.
8. This project shall be subject to the State System Capacity and Interchange TIM fees, pursuant to Resolution No. 202-96. Said fees shall be due upon the issuance of a building permit. If prior to the application for a building permit for said project a revised fee is established, such revised amount shall be paid.

9. All roads shall be constructed in conformance with the Design and Improvement Standards Manual with the following widths:

<b>ROAD NAME</b>	<b>STANDARD PLAN</b>	<b>ROAD WIDTH, EDGE OF PAVEMENT TO EDGE OF PAVEMENT (RIGHT-OF-WAY)</b>	<b>EXCEPTIONS/SPECIAL NOTES</b>
Marble Valley Road	101 B	40 ft. [60 ft. ROW]	3 inches AC over 8 inches AB minimum with 8-foot wide paved bike trail
Marble Lake Drive (Marble Valley Road to Marble Creek Drive)	101 C	32 ft. [50 ft. ROW]	3 inches AC over 8 inches AB minimum
Marble Lake Drive (Marble Creek Drive to End), Marble Creek Drive, Marble View Drive, Marble Point Drive, Marble Way, and Lima between Marble Point Drive and Marble Way	101 C	28 ft. [50 ft. ROW]	2.5 inches AC over 6 inches AB minimum
All Cul-de-sacs	101 C and 114	24 ft. [50 ft. ROW]	2 foot minimum shoulders
Emergency Vehicle Access Roads	Fire Safe Regulations	20 ft.	Double chip seal over 6 inches AB

10. The eastern portion of Marble Valley Road as it passes through Cambridge 120 shall be constructed to Department of Transportation standards specified in Condition 89 connecting to Cambridge Road concurrently with Phase 2 of this project. Furthermore, the Marble Valley Road connection to Cambridge Road shall be constructed in a continuous alignment. The Crazy Horse Road and Flying C Road (Road #1021) intersections shall be reconstructed to the geometrics and minimum spacing between intersections as required by the Department of Transportation.
11. All emergency vehicle accesses shall be constructed to meet minimum fire safe regulations and shall extend off-site to a County-maintained road or private road that meets minimum fire safe regulations.
12. Direct access, via a residential driveway, to a roadway exceeding 2,000 Average Daily Trips shall be prohibited. Where applicable, all lots that front on two roads shall take access on the minor roadway. A vehicular access restriction shall be designated along the frontage of all associated major roadways.

13. Subdivision improvements shall include driveways for all lots with street cuts or fills along the frontage of six feet or more difference in elevation, or as found necessary for reasonable access by the County Transportation Director. Driveways shall be installed in a manner and location acceptable to the County Department of Transportation and shall meet standard County driveway requirements.
14. An irrevocable offer of dedication, in fee, shall be made of 60 feet in the width, as approved by DOT, for the entire on-site portion of Marble Valley Road, from the western boundary line of this project to Cambridge Road, with slope easements where necessary.
15. An irrevocable offer of dedication shall be made for all other roads in the width as described in the conditions for the proposed roads, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a homeowners agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.
16. An irrevocable offer of dedication shall be made of 60 feet in radius for the cul-de-sacs, with slope easements where necessary. Said offer may be rejected at the time of the final map, in which case, a homeowners agreement and association, or other entity, shall be established in order to provide for the long-term maintenance of the roads.
17. A final drainage plan shall be submitted to and approved by the Department of Transportation. All drainage facilities shall be designed in compliance with the County Drainage Manual. The developer shall install all drainage facilities shown on the plan with the respective phase of construction.
18. Cross lot drainage shall be avoided wherever possible. When cross lot drainage does occur, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or v-ditch, to either a natural drainage course of adequate size or an appropriately sized storm drain system within the public roadway.
19. Prior to approval of the final map by the Board of Supervisors, the subdivider shall be required to form a County Service Area Zone of Benefit to fund the maintenance of drainage facilities.
20. All grading plans shall be prepared and submitted to the Soil Conservation Service and the Department of Transportation. The Soil Conservation Service shall review and make appropriate recommendations to the County. Upon receipt of the review report by the Soil Conservation Service, the Department of Transportation shall consider imposition of appropriate conditions for reducing or mitigating erosion and sedimentation from the project. No building permit shall be issued by the County until final grading plans and erosion control plans are approved by the Department of Transportation and the grading is completed.
21. The timing of construction and method of re-vegetation shall be coordinated by the El Dorado County Resource Conservation District. If grading activities are not completed



by September, the developer shall implement a temporary grading and erosion control plan. Such temporary plans shall be submitted to the Soil Conservation Service for review and recommendation to the Department of Transportation. The Department of Transportation shall approve or conditionally approve such plans and cause the developer to implement said plan on or before October 15.

22. The location of fire hydrants and systems for fire flows are to meet the requirements of the responsible Fire Protection District. The location of hydrants shall be shown on the improvement plans which shall be subject to the approval of the fire protection district.
23. Improvement plans shall incorporate protective measures toward existing oak trees per Volume IV, Design and Improvement Standards Manual, Oaktree and Wetlands Preservation Requirements and Specifications (County Resolution No. 199-91).
24. An additional emergency road constructed as required by Condition 8 shall connect Marble View Drive to the boundary of the Valley View Project (current APN 108-020-01; current owner: El Dorado Hills Investors).

#### **County Surveyor**

25. All survey monuments must be set prior to the presentation of the final map to the Board of Supervisors for approval, or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, work completed, or work to be completed, and cost of completion is to be determined by the County Surveyor.
26. All roads shall be named by filing a completed road naming petition for each road with the County Surveyor's Office prior to filing the final map.

#### **Planning Services**

27. If human remains are discovered at any time during the subdivision improvement phase, the County Coroner and Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. The procedures set forth in Supplementary Document J, Section VIII, of the California Environmental Quality Act (CEQA) Guidelines concerning treatment of the remains shall be followed. If archaeological sites or artifacts are discovered, the subdivider shall retain an archaeologist to evaluate the resource. If the resource is determined to be important, as defined in Appendix K of the CEQA Guidelines, mitigation measures, as agreed to by the subdivider, archaeologist and Planning Services shall be implemented. Treatment of Native American remains and/or archaeological artifacts shall be the responsibility of the subdivider and shall be subject to review and approval by the County Planning Director.
28. A meter award letter or similar document shall be provided by the water purveyor prior to filing the final map, pursuant to Board of Supervisors Resolution No. 118-92.

29. A letter of agreement from the cable television franchisee, pursuant to Section 16.16.010 (I) of the County Code, shall be submitted to Planning Services prior to approval of the final map.
30. Prior to the recording of the final map, the developer shall provide evidence of agreement with the elementary and high school districts for payment of such fees as may be established by said school district(s) in accordance with Government Code Sections 65995-65997. The developer shall produce evidence of an agreement with said school district(s) to pay, for each building permit issued thereafter, the amount of \$7,198 per residential unit pursuant to Resolution No. 220-91, or such other fee amount established by the Board of Supervisors pursuant thereto or pursuant to any successor thereto.
31. As specified in conditions of approval, the subdivider is required to perform off-site improvements. If it is determined that the subdivider does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the subdivider's expense and within 120 days of filing the final map, acquire by negotiation or commence proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property.

Where the subdivider is required to make improvements on land which neither the subdivider nor the County has sufficient title or interest to make such improvements, prior to filing of any final map or parcel map, the subdivider shall submit to the Planning Director for approval:

- a. A legal description prepared by a civil engineer or land surveyor of the land necessary to be acquired to complete the off-site improvements.
- b. Improvement plans prepared by a civil engineer of the required off-site improvements.
- c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the filing of the final map, the subdivider shall enter into an agreement pursuant to Government Code Section 66462.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the subdivider shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

32. Prior to finaling each phase, it shall be demonstrated that the Fire District Boundaries do not split residential lots.

33. In accordance with Section 3.N.5 of the Marble Valley Development Agreement, relevant “revised engineering standards” shall apply in processing of Final Maps and Improvement Plans.

**Mitigation Measures**

34. All Mitigation Measures contained in the Final EIR that are adopted by the Board of Supervisors are incorporated as conditions of approval of the tentative map.
35. No grading permit shall be issued for the project, or any portion thereof, unless and until landowner has reached final agreement with the El Dorado Irrigation District regarding a fully vested right to water service to the portion of the project site affected by the grading permit.
36. In the event the Buckeye Union School District (District) reasonable determines that the elementary school site depicted within the marble Valley master Plan and on the approved tentative map is unsuitable for District’s intended use an elementary school, District will notify Developer in writing, setting forth the basis for such determination. In such event, Developer, based upon consultations with the District, shall establish an alternative site of equivalent acreage, in a location appropriate to the intended use, as mutually agreed upon by Developer, District, and the County. District shall be entitled to acquire the alternative site upon the same terms and conditions under which it is entitled to acquire the current site. The costs associated with obtaining County approval of the school site relocation, including County environmental review necessary thereto, shall be borne by the Developer. The agreed upon location of the new site shall be determined within 180 days of Developer’s receipt of the notice of unsuitability, or as soon thereafter as possible, and the existing option agreement shall be amended and recorded against the agreed upon site.

4. **(14-0176)** Hearing to consider a request for a Boundary Line Adjustment and revision to an approved Tentative Map with a phasing plan to create eight single-family residential lots ranging in size from 3 to 4.5 acres [Tentative Map Revision TM07-1458-R/Boundary Line Adjustment BLA13-0015/Migianella] on property identified by APN 110-020-45, consisting of 26 acres, in the El Dorado Hills area, submitted by Shan Nejatian and Marie Mitchell; and staff recommending the Planning Commission take the following actions:
- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
  - 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d) as incorporated in the Conditions of Approval and Mitigation Measures;
  - 3) Approve Boundary Line Adjustment BLA13-0015 based on the Findings presented; and
  - 4) Conditionally approve Tentative Map Revision TM07-1458-R based on the Findings and subject to the Conditions of Approval. (Supervisory District 1)

Tom Dougherty notified the Commission that staff received notice late yesterday that the applicant would be submitting a new oak tree canopy plan. Staff was requesting the item be continued to February 27, 2014 to allow time for review of the new plan.

Olga Sciorelli/applicant's agent apologized for the continuance request but that it had not been determined until late yesterday to go a different direction with the oak tree canopy plan. There would be no change to the project, but Condition 4 would need to be amended. She stated that the continuance would allow time for staff and the arborist to review and comment on the new plan.

J. Dennis stated that Lake Hills Court is a private road which is very steep and dangerous. The neighbors want to ensure that the applicant is responsible for their fair share of the road maintenance.

Nick Zwetsloot, adjacent property owner, made the following comments:

- Opposed to continuance request as the applicants have been sitting on the project for years and people have come to comment today;
- Kayla Way: Existing easement and road alignment are off by approximately 20 feet in some areas;
- Access: Applicant is proposing to fill bottom and cut top of Kayla way; if this occurs, his two access points to his property will be impacted; and
- Original Tentative Map was filed in 2001 with the Fire Department conditioning a 10,000 gallon tank on Lot 1. His parcel (Lot #4) is required by CC&Rs to be responsible for pumping up the tank. This is a back-up water system for his property, but project is proposing to remove the dwarf hydrant ton Kayla Way.

Peter Maurer commented that water tank may have been a requirement of a prior map and that there is a Boundary Line Adjustment occurring on the remainder portion of Lot 1 and this project. He stated that a condition could be crafted to address this issue.

Art Marinaccio stated that the conditions on the map pre-dates the Salmon Falls tank.

Chair Mathews closed public comment.

Ms. Sciorelli agreed with Mr. Marinaccio's comments and will work with the neighbors to address their concerns. She also stated that the subdivision will be on El Dorado Irrigation District and they can stub a line for the neighbor so he doesn't have to be on a well.

Commissioner Stewart made the following comments:

- Oak woodlands plan and aerial map don't match;
- Oak trees were removed in 2010;
- Spoke with Ellen Van Dyke on her public comment and she acknowledged that she had mis-read the project and her comment as to oak woodland mapping was a mistake;
- Inquired if a traffic study is required; and
- Commented on trails.

There was no further discussion.

**Motion: Commissioner Pratt moved, seconded by Commissioner Stewart, and carried (5-0), to continue the item to the February 27, 2014 meeting.**

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

**5. (14-0180)** Presentation by the El Dorado County Transportation Commission on the Diamond Springs and El Dorado Area Mobility and Livable Community Plan. Discussion will include recommendations to improve traffic circulation and other transportation improvements for the communities of Diamond Springs and El Dorado.

Dan Bolster, El Dorado County Transportation Commission, provided a historical background on the Plan and introduced Adrian Engel, Lead Consultant. Mr. Engle conducted a PowerPoint presentation.

Art Marinaccio made the following comments:

- Felt that this was a huge waste of money;
- There has always been a big issue on how to address Diamond Springs;
- Spoke on economic development, Long-range Planning, and the General Plan; and
- These types of projects should be going through County staff, particularly Long-range Planning.

Lindell Price commented that having an overall integrated approach and bringing it before the Commission was an important step. She also stated that parallel capacity is a very important issue.

Ellen Day, Pride Realty in Diamond Springs, made the following comments:

- Area on the other side of a road's white line is owned by the businesses and if this Plan goes through, it will be a take-away of their property;
- Pride Realty's property arcs into Hwy 49 because it used to be a Pony Express stop and has historical value;
- This Plan was poorly planned, poorly executed, and is not within the realm of reality; and
- Property owners need to join together to resolve the issues and not have the State take away private property.

Rod Pimentel made the following comments regarding El Dorado:

- Only one County employee (Sam Driggers) has ever come to the community to discuss issues;
- Spoke on current speed limits;
- No parking is currently available; and

- Community gets no help from the County and the community isn't notified of any advisory meetings.

Mary Duncan, Diamond Springs, made the following comments:

- Has respect for Mr. Engel as he's been a gentlemen at all the community meetings;
- Sometimes small business owners can't attend meetings due to their responsibilities to their businesses and not because they don't want to attend;
- Concerned on the significant amount of time and money spent on bike lanes since it's the weekenders, and not the locals, that use them; and
- Diamond Springs has many older residents and planning should be more realistic to this fact.

George Turnboo made the following comments regarding El Dorado:

- Disagreed with presentation that stated there wasn't a merchants association as he is a representative;
- Spoke on an area that used to be a gas station and still has underground tanks located there;
- Drainage is such an issue in El Dorado that he sued the County Water Agency and it still hasn't been taken care of;
- Has been located at the El Dorado corner for 42 years and no one has ever come by to discuss issues nor attended the monthly merchants association meetings;
- Roundabouts will not make the community walkable and there will be no parking available;
- Drainage issue must be considered before anything is done; and
- Appreciated Mr. Engel's willingness to listen to his comments after community meetings.

Sue Taylor made the following comments:

- Sam Driggers met with lots of community members but the County let him go because he sided with them;
- Planning is now about "what can we do to get the grants";
- This is no longer "community-driven" but "grant-driven"; and
- This proposal is not what the community wants.

Laurel Stroud made the following comments:

- This project has changed drastically from what was originally presented to them;
- All stakeholders were not interviewed and there were no audio recordings of the meetings;
- Project was a waste of time and money; and
- Roundabouts were barely mentioned in previous meetings, but now is a part of the project.

Stanley Price made the following comments:

- Draft is dated February 18, 2014 and wanted to know if the public can still comment on it;

- Reverse angle parking, which was shown on the PowerPoint presentation for one option, is a new calming feature and felt that it is more safer and should be used in the other two options as well; and
- Lane widths need to be changed.

Lori Parlin, Shingle Springs, made the following comments:

- Was unhappy to hear that staff visited Folsom and Roseville for ideas as she moved out of Folsom because of how it was being developed and it shouldn't be used as a model for here;
- Need to consider the senior residents that are living in these areas;
- Reverse angle parking needs to be better researched;
- Process needs to be improved so it reflects what the people want; and
- Inquired if the Plan was written in a way to get grant funding.

Chair Mathews closed public comment.

Chair Mathews stated that the current audience appears to feel that they've been left out of the discussion. He recommended that staff include their comments so the approving bodies can hear what they have to say and make their own decisions on it.

Commissioner Heflin commented that he could not see how parking could be eliminated without an economic study.

**No action taken.**

## **ADDENDUM**

### **CONSENT CALENDAR**

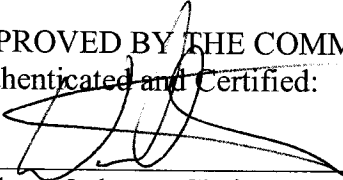
6. (14-0205) Clerk of the Planning Commission recommending the Commission approve the MINUTES of the regular meeting of January 23, 2014.

**This was Approved on Consent Calendar.**

### **ADJOURNMENT**

Meeting adjourned at 12:20 p.m.

APPROVED BY THE COMMISSION  
Authenticated and Certified:

  
\_\_\_\_\_  
Walter Mathews, Chair