

FROM THE PLANNING COMMISSION MINUTES OF MARCH 24, 2016

AGENDA ITEMS

[Clerk's Note: Items #5, #6, and #7 were heard together with one public comment period but separate actions for each item.]

6. 16-0198 Hearing to consider a request for the Bell Ranch project [Tentative Map Revision TM96-1321-R-3/Time Extension TM96-1321-E-2] for a revision and one-year time extension of the approved 113-unit Tentative Subdivision Map on property identified by Assessor's Parcel Number 119-020-52, consisting of 112.14 acres, in the El Dorado Hills area, submitted by BL Road, LLC; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the February 2016 Addendum to the 1992 Bass Lake Road Study Area Final Program Environmental Impact Report;
 - 2) Adopt the Mitigation Monitoring and Reporting Plan in accordance with the CEQA Guidelines Section 15097, incorporating the Mitigation Measures as presented;
 - 3) Approve a one-year time extension to Tentative Map TM96-1321; and
 - 4) Approve Tentative Map Revision TM96-1321-R based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

Tiffany Schmid gave a presentation on all three projects. She read into the record requested modification for Condition #69 for the Bell Woods project. Ms. Schmid stated that they have received public comment in support of the projects and also some that voiced concerns on the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP).

The Planning Commission made the following clarification questions and comments:

- Park and Ride acquisition;
- Interchange modifications;
- School site acquisition costs;
- No recycled water being provided; and
- Concerns on water.

Roger Trout stated that EID found they had no capacity for reclaimed water. There was no change in the environmental impact. He spoke on the County Club Drive re-alignment.

George Carpenter, applicant, conducted a PowerPoint presentation. Dr. Tom Kear spoke on the Transportation Study.

In response to Commissioner Stewart's inquiry if a Condition could be placed on the church requiring the donated park land be made available to the public, Mr. Trout spoke on the church's

Special Use Permit and stated that a revision to the permit would be needed if the park property was acquired.

Karen Marsh, Hollow Oak Road resident since 1992, voiced traffic concerns at the Bass Lake and Hollow Oak intersection that were to have been addressed by the previous applicant. Dave Spiegelberg/Transportation, responded that the Traffic Study did not warrant a traffic signal at Hollow Oak and Bass Lake Road and it was never a Condition for the three maps.

Eric Fisher, Cameron Park resident since the late 1980s, was in strong support of the re-alignment of Cameron Park Drive as it would also help the congestion at Cambridge Road.

Gary Jarecki, Bar J Ranch resident since 1988, made the following comments:

- Dangerous and contentious intersection at Cameron Park Drive due to:
 - Development of Holy Trinity Church;
 - Blue Oak Elementary School and Camerado Middle School; and
 - Community Center.
- Strongly supported realignment of Cameron Park Drive; and
- This is a great opportunity to fix this.

Jeff Cunningham, Bar J Ranch resident, seconded everything that had already been said and made the additional following comments:

- Signal light would slow down Bass Lake Road; and
- Strong support and saw no negative.

Lauren Raistrick, past Cameron Park resident, made the following comments:

- Spoke on Country Club Drive traffic and safety concerns; and
- Supported the re-alignment as it would provide benefits to residents and businesses and also provide safety.

Patricia (?), El Dorado Hills resident and owner of Hollow Oaks/Bass Lake property, supported the re-alignment and stated that they had donated one acre of land for the Bass Lake Road re-alignment.

Karen West, El Dorado Hills business owner and Holy Trinity parishioner, made the following comments:

- Dangerous intersection;
- Parish has a large senior contingency and many times there are evening activities;
- This supports smart planning; and
- Hoped a decision would be made today.

David Lopez, administrator for Holy Trinity Church, made the following comments:

- Firmly supported the projects;
- Encouraged a decision today; and
- Thrilled of the idea of a play field for the school and would be open to working with the CSD for public access.

Ken Marquis, El Dorado Hills resident and Holy Trinity parishioner, made the following comments:

- Planning of church was based on expected growth of area, which didn't happen;
- Spoke on his traffic accident that occurred on Country Club Drive;
- Strongly in support; and
- Requested a decision today.

Loretta Sykes, employee and parishioner of Holy Trinity, made the following comments:

- Spoke on the dangers of the intersection and the increase in traffic;
- Spoke on her accident by the intersection with Country Club Drive; and
- In favor of the re-alignment.

Chris Nelson, Principal of the Holy Trinity School, made the following comments:

- Spoke on the current safety concerns;
- Requested that they be able to keep the Tierra de Dios Drive address as it has deep meaning for them; and
- Excited for getting a park.

Laura Burton, Athletic Director and P.E. teacher for Holy Trinity School, spoke on the benefits of outside activities using a park.

Gary Hamilton, Laurel Oaks Subdivision resident, agreed with the re-alignment. He requested the projects' be conditioned so that the re-alignment occurred before the homes were built.

Dena Kaita, owner of parcel adjacent to Bell Ranch, made the following comments:

- Supported the re-alignment;
- Spoke on traffic safety issue;
- Safe intersections are very important; and
- Has a very athletic family and is very excited about the park.

Eric Dedrickson, area resident and Holy Trinity parishioner, made the following comments:

- Would like to immediately have a stop sign placed at the intersection of Bass Lake Road and Country Club Drive;
- Would prefer leaving Country Club Drive in current location and placing a signal light at that intersection instead;
- Wants safe walking sections;
- Inquired where would the parking area be if the park was shared with the public;
- Spoke on the need for two turn lanes;
- This should be fixed today and not pushed off to 2035;
- EIR doesn't address the added pollution of additional vehicles;
- We can grow safely and environmentally;
- Leave the road as is and not re-name Country Club Drive; and
- Bus stop improvements are needed.

Bridget Steed, Cameron Park resident, made the following comments:

- Spoke on the increase in traffic;
- Agreed that Country Club Drive needs to be re-aligned but it would just be moving the problem; and
- Road needs to be expanded to 4 lanes and traffic lights are important.

Ken Witt, Laurel Oaks resident, made the following comments:

- Agreed with widening and traffic control on Bass Lake Road;
- Spoke on impact of increased traffic on Hollow Oak; and
- Spoke on current conditions of the Bass Lake Road and Hollow Oak intersection.

Steve Marsh spoke on the re-alignment of Country Club Drive and the increase of the speed limit on Bass Lake Road yet there were no improvements on visibility on that road.

Ken Welsh, Bass Lake Hills resident, made the following comments:

- Used to be a rural area and spoke on the past;
- Spoke on the swell and knoll of the road and his safety concerns on exiting his driveway;
- Public comment heard today are legitimized concerns;
- Not against Bell Woods; and
- Only concern is the current speed of traffic on Bass Lake as it is dangerous.

Mary Cahill, General Manager of Cameron Park CSD, spoke on the requested amendment to Condition #69 for Bell Woods.

Mr. Carpenter spoke on the park dedication.

Chair Pro Tem Miller closed public comment.

Christina Erwin, Environmental Science Associates, spoke on the analysis conducted by them and on the water supply issue. There was significant discussion between staff and Commissioner Stewart on water concerns.

Dr. Kear responded to Commissioner Stewart's inquiry on traffic study in regards to the maximum capacity for Bass Lake Road.

Natalie Porter, Long Range Planning, stated that the increase in the posted speed limit was based on the California Vehicle Code. She also explained that when a school safe zone is created, there are certain requirements that would need to be followed.

Mr. Trout informed the Commission that staff had reviewed all of the public comments received and had not seen any need to change staff's recommendation.

There was discussion between staff and Commissioner Stewart regarding sidewalks.

Commissioner Williams made the following comments:

- Requested clarification on school sites;
- El Dorado Hills APAC is requesting a continuance;
- There are sidewalk concerns; and
- CSD appears to have some unanswered questions.

Commissioner Stewart made the following comments:

- Doesn't support the removal of sidewalks;
- Inquired on Caltrans' response regarding the interchange;
- Although it didn't appear El Dorado Hills APAC would have a problem with these projects, they did request a continuance and it is important to provide community time for review; and
- Supported continuing the item.

There was no further discussion.

Motion: Commissioner Williams moved, seconded by Commissioner Stewart, and carried (4-0), to continue the item to the April 28, 2016 meeting.

AYES: Hansen, Stewart, Williams, Miller

NOES: None

ABSENT: Shinault