

FROM THE PLANNING COMMISSION MINUTES OF OCTOBER 25, 2012

**11. GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT/
PARCEL MAP**

A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES, LLC (Agent: RSC Engineering) for the following: 1) General Plan Amendment amending the land use designation from High Density Residential (HDR) to Commercial (C); 2) Rezone from One-Family Residential-Planned Development (R1-PD) to Commercial-Planned Development (C-PD); 3) Preliminary Planned Development Permit for the proposed commercial development consisting of three commercial buildings totaling 28,615 square feet served with on-site parking, landscaping, and signs; 4) Tentative Parcel Map creating a total of three commercial parcels ranging from 1.53 to 3.04 acres in size; 5) Findings of Consistency with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks) involving proposed reduced wetland setback from 50 feet to 25 feet; and 6) Design Waiver request reducing standard sidewalk width from 8-foot to 6-foot along Francisco Drive and Cambria Way. The property, identified by Assessor's Parcel Number 124-140-33, consisting of 6.85 acres, is located at the southwest corner of Green Valley Road and Francisco Drive in the El Dorado Hills area, Supervisorial District 1. [*Project Planner: Mel Pabalinas*] (Mitigated Negative Declaration prepared)*

Mel Pabalinas presented the item to the Commission with a recommendation for approval. He stated that since the Board of Supervisors did not continue the Sign Moratorium, references to that would need to be deleted from the Staff Report, pages 4, 7, and 8. County Counsel Paula Frantz also stated that the sign size identified in Condition #21 would then need to be changed from 80 square feet to 90 square feet. Mr. Pabalinas referred to the large volume of public comment that had been received and forwarded to the Commission for review.

County Counsel Frantz responded to Chair Pratt's inquiry on trees by providing a history and summary on the oak tree policies and the applicant's request to submit a preliminary Planned Development to address this issue.

George Carpenter, Winn Communities, gave a PowerPoint Presentation.

Tom Winn/applicant made the following comments:

- Owned property for 25 years and provided history of site;
- Spoke on the terrain and that it is not considered a good residential site but more of an infill project site;
- Project would be revenue-generating;
- Main access point would be off of Green Valley Road; and
- No marketing for site yet and types of businesses listed were just proposals.

ATTACHMENT A

Craig Sandberg provided more history on the parcel and the attempts to have it zoned properly in the 1996 and 2004 General Plans. He also stated that he drafted the CC&Rs for the adjacent subdivision and this parcel was deliberately omitted.

Norm Brown stated that he had been the on-site manager for the Francisco Oaks Subdivision and had informed potential buyers that the adjacent lot was not residential and would provide them DRE (Dept of Real Estate) forms to sign acknowledging this notice. He also stated that Cambria Way is a public road and becomes private just past the gate entrance. Mr. Brown commended Mr. Winn for being a good neighbor over the years and his assistance in resolving property-related issues.

Brian Miller, Francisco Oaks resident, provided large-scale displays for the Commission's review and made the following comments:

- Site distance review doesn't meet the guidelines;
- Increase traffic on Cambria Way;
- Left turn on Francisco Drive to Cambria Way was not reviewed in traffic study;
- Gate access distance from project's access point is too close as it was measured from the gate and not from the gate key pad location;
- Unsafe corner is main issue; and
- Cars will be exiting up hill from project site onto Cambria Way with limited sight to cross on-coming traffic.

Claire LeBeaux made the following comments:

- Cambria Way not built for commercial use and can barely handle current residential traffic;
- Challenged that the peak periods in area last longer than one hour due to area schools having different start/end times;
- Spoke on sidewalks and pedestrians currently trying to cross Cambria Way on Francisco Drive;
- Challenged accuracy of traffic study as a re-count was not done as required and it did not include the new commercial development at the corner; and
- Safety is the issue.

Jason Gallelli, real estate broker for property and leasing agent for Safeway site across the street, stated that the area is good for commercial businesses, particularly standalones and it provides an excellent access from a major roadway.

Paul Raveling made the following comments:

- Supports general concept of commercial for the site;
- Mr. Winn has a very good reputation;
- Roundabouts would be an ideal solution for Cambria Way; and
- Prediction is a problem with this economy.

Pat McClain made the following comments:

- The new Safeway center has been great for community;

- More services brought to El Dorado Hills would be better for the County;
- People don't like in-fill projects; and
- Apparent that lot should be either commercial or high-density residential.

Shannon Clark, Francisco Oaks resident, spoke on circulation issues and that delivery trucks would take the easiest route which would be Cambria Way.

Mark Morgan, El Dorado Hills resident, stated he currently shops in Folsom due to convenience and would rather spend his money in El Dorado County. He felt the proposed design was thoughtful and accommodating to surrounding residences.

Bill Welty made the following comments:

- County wants to start doing things the smart way;
- APAC sent 4 non-support letters;
- Issues have not been addressed;
- Need to preserve the environment and stop infill projects;
- Small businesses will not stop leakage from County;
- Request Commission defer decision until smart planning discussions take place with the Board of Supervisors; and
- Public avoids shopping in that area due to the busy intersection.

Bob Yeadon, Civil Engineer and El Dorado Hills resident, made the following comments:

- Initial Study had good comments but there appeared to be a disconnect between that document and the Staff Report;
- Significant amount of grading would be required;
- Development can't be approved right now due to oak trees, which is why applicant is requesting preliminary Planned Development;
- Noise impacts analysis was good but the timing, duration and type of noise will be different than what it is now;
- Disagreed that there would be no impacts on land use;
- Protected species are located on site and that is not identified in the Staff Report;
- There is a wildlife corridor in the area;
- Substantial impacts to community based on public testimony;
- Greenhouse gases were not appropriately addressed;
- Surrounding neighborhoods signed petition; and
- Need to take APAC's recommendations seriously.

Shannon Hoff, Board of Director for El Dorado Hills Vision Coalition, stated that their main goal is to keep kids healthy, safe and drug-free and a pharmacy would jeopardize that goal by attracting crime into the area.

John Caulfield, custom home builder, spent 2 years (2006-07) attempting to develop property as a residential site but various factors (i.e., terrain, busy streets) made that difficult.

Debbie Heise, El Dorado Hills resident, was fine with property being commercial but opposed the pharmacy due to the close proximity of schools. Also felt that it was not a good location for a fast food restaurant. She stressed the need for responsible development.

Lindsey Wilson thought that the air study and emissions data was skewed as it was based on wood burning fireplaces.

David Anderson, Francisco Oaks resident, stated there was not enough of a buffer from the residential neighborhood for a fast food restaurant.

Laura Gratt/resident felt that noise is a concern and that current delivery trucks for Safeway use Francisco Drive as their route so it is logical that other trucks would use that same route instead of Green Valley Road.

Nick Galyean, El Dorado Hills resident, stated that currently the area is very messy with all of the posted signs and if the property was developed it would decrease the fire danger for area residents.

Jim France, El Dorado Hills resident, felt that tenants would be pulled from other nearby retail centers and there were already many vacancies in the surrounding commercial developments.

Ellison Ramsey, El Dorado Hills resident, made the following comments:

- History was not to have it all Planned Commercial;
- Many home owners don't recall being provided a notice that property was identified for commercial;
- Member of APAC;
- Residents will have to smell odors from fast food restaurant;
- Requested the Commission to visualize trying to exit from property onto Green Valley Road if you were to live north of Francisco Drive; and
- Opposed project.

Cheri Kilby/resident said the Francisco Oaks subdivision would change if this was approved and made reference to a petition that had over 500 signatures opposing the project. She also commented on bike lanes.

Roger Kilby spoke on the General Plan mission statement and how the proposed project contradicted with it. He felt it was a perfect site for high-density residential and stated there was no reason to approve the preliminary Planned Development right now when there were still so many obstacles to overcome.

Claudette Greene, Francisco Oaks resident, spoke on safety and setbacks.

David Watts, Francisco Oaks resident, made the following comments:

- Challenged data as inconsistent and read from a study on high-density residential;
- Current oaks on site provide natural sound barrier for residents;

- Loading area issues;
- Vacancies in surrounding commercial retail centers;
- Initial Study has inconsistencies (referenced Section 10);
- Noise pollution;
- Light pollution;
- Air quality;
- Pharmacy crime rate; and
- Safety issues (ingress/egress).

Craig Conners, El Dorado Hills resident, made the following comments:

- Regret to see property developed;
- Leakage issue will not be resolved as nothing unique is being proposed;
- Fast food restaurant is not consistent with ambiance and will become a loitering magnet for students from nearby schools;
- Traffic will on go Cambria Way to turn into development;
- No current or near future plans to address traffic concerns;
- Environment issues; and
- Noise issues.

Jacqueline Tarry, Francisco Oaks resident, made the following comments:

- Traffic safety a concern;
- Mr. Winn took a gamble when purchasing property 25 years ago;
- Traffic accidents will increase; and
- Priority should be what to do with the intersection not the property.

Lee Johnson, El Dorado Hills resident, stated that the delivery trucks would use Cambria Way and that road can't handle 80 foot trucks. He contended that the low accident rate cited by Ms. Crawford/DOT was due to people avoiding making turns at that intersection.

In response to various Commission's inquires to DOT during testimony, Eileen Crawford/DOT made the following comments:

- Spoke on traffic study breakdown;
- There was no discussion on no left turn on Cambria Way onto Francisco Drive;
- After receiving public comments, requested traffic operations unit to investigate area by conducting speed study and sight distance, in addition to reviewing accidents in area and nothing was above standards;
- In CIP (2021), plans to realign El Dorado Hills main line and change intersection;
- Realignment includes a proposed 4-lane road with a left pocket receiving lane;
- No u-turn allowed on Green Valley Road;
- Announced that per e-mail from Kim Kerr (Interim DOT Director) this morning, the County was awarded \$250,000 for traffic signal lights on Green Valley Road, Francisco Drive, El Dorado Hills Blvd, and Silva Valley Road;
- Roundabouts were not considered for this project;
- Spoke on other CIP projects in that area to address traffic congestion; and

- Cambria Way is 36 feet wide and meets standards.

Mr. Carpenter made the following rebuttals:

- Explained process they followed in submitting application and required materials;
- Stated he was an attorney and felt that staff had done a good job with the environmental document and didn't consider it "piecemealed";
- Green Valley Road is identified for truck routes as the geometry doesn't allow Cambria Way to be used;
- Lease restrictions could be used to resolve various issues; and
- Hoped that u-turns would eventually be allowed in the intersection.

Mr. Winn stated that he had no opposition to having a restriction on fast food restaurants as his primary objective was to have some type of drive-thru business since that is the trend.

County Counsel Frantz described Planned Development and restrictions/limitations.

Chair Pratt closed Public Comment.

Significant discussion ensued with DOT on traffic circulation.

Commissioner Mathews made the following comments:

- Inquired why property had not been zoned Commercial;
- Questioned why the El Dorado Hills APAC letter was so strongly opposed to project;
- Fast food restaurants are an issue;
- Cambria Way is a concern;
- Property should be zoned Commercial;
- Doesn't support the pharmacy as there are so many already;
- Doesn't support a fast food restaurant due to odors;
- Proposed limitations on delivery hours and routes;
- Proposed limitations on hours of operation (i.e., no 24-hour businesses); and
- Sympathized with the neighbors.

Commissioner Rain made the following comments:

- Pharmacy would be a mistake as there are enough in the County;
- First priority is safety and the only good access point is Cambria Way and that is a bad intersection;
- Respect Mr. Winn's comments that parcel is not good for residential development but rejects that since he has seen it done; and
- Can't support the project.

Commissioner Shinault made the following comments:

- Tough site;
- No research on turnabouts;
- Car headlights shining into homes;

- Too many questions and not enough answers on circulation;
- Issue is not getting people into commercial center but getting them out;
- Doesn't have problem with proposed project, just the circulation aspect; and
- More information is needed on the intersection before being comfortable enough to forward to Board of Supervisors.

Chair Pratt made the following comments:

- Biggest concern is being on Cambria Way and going onto Francisco Drive;
- Last building, which is closest to residential, would be offices; and
- Concerns on turn lanes.

County Counsel Frantz stated that the Commission could separate out the General Plan Amendment and Zoning actions from the Planned Development, but would first have to determine if the CEQA analysis was adequate enough to support their actions.

Commission determined that they would not be able to separate out the actions as the CEQA document did not have adequate information regarding the traffic issues.

Chair Pratt stated that public testimony indicated that the major concern was with the second access point and that needs to be addressed first. He also felt the following items should be reviewed:

- Right turn for Cambria Way;
- U-turn on Green Valley Road;
- Extend left-turn lane from Francisco Drive to Cambria Way;
- Speed limit on Francisco Drive should decrease as intersection is approached; and
- Access points reviewed and the impacts to the neighborhood (i.e., uphill driveway).

No further discussion was presented.

Motion: Commissioner Pratt moved, seconded by Commissioner Shinault, and carried (3-1), to continue the item off-calendar for further traffic analysis in relation to Francisco Drive, Cambria Way, and a u-turn at the main intersection with Green Valley Road; and revisit the exit impacts onto Cambria Way (i.e., delivery hour restrictions, delivery trucks).

AYES: Rain, Shinault, Mathews, Pratt

NOES: None

ABSENT: Heflin

County Counsel Paula Frantz clarified with the Commission that the Mitigated Negative Declaration was to be re-circulated when the project was ready to move forward.