

FROM THE PLANNING COMMISSION MINUTES OF APRIL 28, 2016

Chair Stewart announced that the next items (Items #3, #4, and #5) would be heard together with one public comment period but separate actions for each item as was the same process taken at the last hearing when these three items were considered by the Planning Commission.

AGENDA ITEMS

4. 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) (cont. 03/24/16, Item #6)

Commissioner Shinault announced that although he was not present at the last hearing, he had read all of the materials related to the three projects, listened to the meeting's audio recording, visited the sites, and met with the applicant.

Tiffany Schmid summarized the projects and the events from the last hearing. She spoke on the El Dorado Hills APAC meeting and that they had received several public comment letters since the last hearing, including a letter from the El Dorado Hills APAC. Ms. Schmid referenced the request from the last hearing to modify Condition #69 for the Bell Woods project. She also indicated that staff still supported their recommendations as presented at the last hearing.

Dave Spiegelberg, Transportation Division, distributed a handout to the Commission.

George Carpenter, applicant, made the following comments:

- Thanked the El Dorado Hills APAC for facilitating the meeting;
- Appreciated the El Dorado Hills APAC's conditional support and agreed with staff to keep their recommended actions as previously stated; Additional community outreach meeting had a great robust discussion and Supervisor Frentzen's Town Hall meeting held the previous night showed no opposition to the proposed road improvements with these three projects; and
- Spoke on the road improvements of Bass Lake Road and Country Club Drive.

Chair Stewart spoke on the November 12, 2013 Board of Supervisors action on the Bass Lake Hills Specific Plan item and inquired as to how they got here today. Mr. Carpenter responded with a summary of events. Roger Trout, Development Services Division Director, concurred with Mr. Carpenter's assessment of events and stated that they were now on a different path from the previous process and there was complete agreement on what needed to be done and the proposed revisions were consistent with the Specific Plan.

Significant discussion ensued between Chair Stewart and the applicant on the Traffic Study.

Pat McClain, 20 year El Dorado Hills resident, made the following comments:

- Saw this as a safety issue;
- Over 3,000 families are connected with the church, with approximately 300 children that attend the school; and
- Intersection needs to be fixed and we now have a solution.

Gary Jarecki made the following comments:

- Referenced his written public comment;
- Attended both meetings and the El Dorado Hills APAC meeting and has seen an overwhelming public support for this; and
- Safety issue with current intersection.

Ken Marquis made the following comments:

- Strongly supported the road improvements; and
- Spoke on his family's traffic accident.

John Chance supported the projects and to realign Country Club Drive.

Dena Nkadi strongly encouraged that the road improvements occur soon due to safety issues and the dumping of unwanted items on City Lights Drive. She stated that this would solve many issues and not just one.

Loretta Sykes supported the projects and spoke on her traffic accident.

Lauren Raistrick supported the changes and the realignment of Country Club Drive due to safety concerns. She has heard no opposition to the proposed road improvements.

Arvin Chaudhary made the following comments:

- Family owns three lots in that area; and
- Supported the projects but had an issue with the Hawk View nexus regarding Hollow Oak and Country Club Drive.

Karen West would like to see the projects move forward and urged that this get done now instead of later.

John Hidal read into the record the comments from the El Dorado Hills APAC.

Chris Nelson, Principal of Holy Trinity School, supported the projects due to the safety issues. He also spoke on behalf of two mothers who supported the projects but they had to leave the meeting due to childcare issues.

Kathy Prevost made the following comments:

- Disagreed with staff's recommended changes and spoke on the Bass Lake Hills Specific Plan and the PFFP;
- Concerned the proposed plan is not in compliance with the Specific Plan and the PFFP;
- After realignment of Country Club Drive, Hollow Oak may be impacted;
- There should be a better regional traffic analysis; and
- New CEQA documents should be drawn.

Doug Hus made the following comments:

- This is a safety issue and had donated a section of his land to developer at no cost in order to make this happen;
- Spoke on traffic accidents that occur near his property;
- Accidents happen everywhere but occur more often in the areas where the road improvement are proposed;
- Is an elected member on his local Fire Board and safety is a very big concern; and
- El Dorado Hills APAC consists of self-appointed members, not elected, and their group shouldn't be given any extra weight.

Steve Ferry has spoken to numerous local residents and many want this to happen.

Chair Stewart closed public comment.

Mr. Trout stated that there have been three meetings on these projects, one with El Dorado Hills APAC and two with the Planning Commission. Staff's recommendations are more technical-based and not centered on the safety issues that the public has commented on. He spoke on the intent of the Specific Plan in regards to road improvements.

Significant discussion ensued between Chair Stewart and staff on road improvements to surrounding roads.

Mr. Spiegelberg recommended amending Condition #15 for Bell Ranch to change the road width from 28 feet to 30 feet. He had already spoken to the applicant and the Fire Department on the recommended change road width change.

Mr. Trout responded to Chair Stewart's inquiry regarding the PFFP and the original intent.

Chair Stewart stated that he didn't want to add the same issues that were occurring on Green Valley Road to Bass Lake Road by today's actions. He did see the need for the realignment of

Country Club Drive. Mr. Trout disagreed with Chair Stewart's statement as the realignment of Country Club Drive would also benefit those outside of the area.

Chair Stewart stated that he was originally concerned about taking actions against the Board of Supervisors' wishes but was now more comfortable and understood that the actions could be appealed to the Board of Supervisors. He inquired if a member of the Board had the ability to have the items forwarded to the Board for action. County Counsel Livingston spoke on the appeal process and stated that a member of the Board of Supervisor could appeal the Planning Commission's decision.

Chair Stewart requested clarification on Condition #58 for Hawk View on whether there was a reason why there was not an "and" in between the words "Specific Plan" and "PFFP". Ms. Schmid indicated that there had been a reason for that.

There was no further discussion.

Motion: Commissioner Hansen moved, seconded by Commissioner Williams, and carried (4-0), to 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 amended: (a) Modify Condition #15 changing the road width for "A Drive" from 28 feet to 30 feet; and (b) Modify Condition #25 to change the 79th lot to the 25th lot for the off-site Morrison Road.

AYES: Shinault, Williams, Hansen, Stewart
NOES: None
ABSENT: Miller

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