

FROM THE PLANNING COMMISSION MINUTES OF DECEMBER 13, 2012

13. 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 to the Board of Supervisors. He provided a summary of when the item was heard by the Commission and continued off-calendar. Mr. Pabalinas explained that the revised Mitigated Negative Declaration was recirculated and stated that additional public comment had been received on the project.

Commissioner Heflin disclosed that he had met with the applicant at the site.

George Carpenter/applicant's agent made the following comments:

- Three sides of intersection are already commercial and over 18,000 cars pass it every day;
- Referenced comments made by Norm Brown and John Caulfield at the last hearing;
- Spoke on traffic issues; and
- Median access restriction is an alternative, but is not optimal for their site but would agree to it if it will address the safety issues.

Shannon Hoff, El Dorado Hills Vision Coalition, made the following comments:

- Coming out on Cambria Way will be more difficult if there is commercial there;
- No viable traffic solution right now; and
- More logical to build homes on site.

Brian Miller/resident made the following comments:

- Original property owners may have been notified that site was going to be commercial, but there has been a lot of turnover since then;

- Ability to make residential as other areas have done it;
- Does not support the proposal of a median;
- Traffic at El Dorado Hills Blvd and Francisco Drive was not analyzed;
- No thorough traffic study was done;
- An additional 3,000 trips per day needs to be added;
- Sight distance is an issue; and
- Rezoning the site will impact the residents.

Bill Welty made the following comments:

- APAC sent letters out in July, October, and November all containing the same arguments;
- Opposes project; and
- If changed to commercial, condition the use for only low traffic volume commercial businesses.

Claire LeBeaux made the following comments:

- Presented video showing the length of time it currently takes traffic to move in area;
- Opposed to median;
- Her route would have to change when picking up/dropping off children at local middle school;
- Sight distance issue;
- New businesses will impact existing businesses;
- Green Valley Road and Francisco Drive are at Level F;
- APAC is against project and is recommending an EIR;
- Lots of people are opposed to project as shown in petition; and
- Opposed to project until viable solution for traffic.

Tara McCann made the following comments:

- Her passion is traffic safety;
- Measured sight distance and it is not addressed in the traffic analysis;
- Full EIR is needed as it affects many intersections;
- Drainage issue; and
- Truck turning radius is horrendous.

Alex LeBeaux made the following comments:

- 3,100 trips per day adjacent to small community of homes located by a Level F intersection;
- 2021 is the expected completion of roadwork;
- Traffic on Green Valley Road has to be further analyzed;
- Exit of project site would be located a few hundred feet from a busy intersection;
- Sight and smell issues for residents;
- Recommend denial of project until an EIR is completed;
- If approved, restrict project with following conditions: no fast food, no drive thru, no delivery trucks on Cambria Way, limited delivery hours, and restrict hours of operation of businesses; and

- Residential use of site is still appropriate.

Sue Taylor made the following comments:

- Questioned why doing a mass building pad for commercial business when applicant is stating terrain is not conducive to residential use;
- No oak woodland mitigation;
- Applicant is requesting to deviate from sign standards; and
- Contest project as written.

Dave Anderson/resident spoke on traffic and safety for children riding bikes and walking to local businesses.

Dave Crozier/resident spoke on traffic and that there are three schools located in the area with a high school further down the road.

Laura Gratt/resident spoke on the safety issue of the sidewalk and stop sign placement at Cambria Way and Francisco Drive.

Discussion ensued between Eileen Crawford/DOT and Planning Commission on traffic lights and future plans for more signalization in that area.

Mr. Carpenter made the following rebuttal comments:

- Traffic study satisfied the County's requirement; and
- Median is not supported by the residents or them but is being recommended by DOT.

Tom Winn/applicant made the following comments:

- Site is not developable based on public testimony;
- Have met County's requirements;
- This is the last 6 acres in area and it has the right to be developed;
- Traffic issue is a much bigger issue than their project; and
- Willing to restrict fast food businesses from project.

Chair Pratt closed Public Comment.

Commissioner Mathews made the following comments:

- Median restriction will affect the residents' lifestyles;
- Inquired if any analysis done on having an entrance-only from Cambria Way;
- Didn't like "right-out" only as it punishes the neighbors;
- Agreed with the fast food restriction since that type of business would change the environment;
- Had not decided on if drive-thru businesses should also be restricted;
- Agreed with no deliveries off of Cambria Way and limiting the hours of operation;
- Site should be commercial as the only residential that would work there would be HDR; and

- Access off of Cambria Way needs to be further reviewed.

Commissioner Shinault made the following comments:

- Cambria Way and Francisco Drive are the issues and wasn't happy with the suggestion of a median as the residents will suffer so the developer can proceed with the project;
- Commercial is best for that parcel;
- Had no issue with fast food restaurant as there is equipment to control the odors;
- Exiting traffic is an issue and it needs to be addressed better;
- Good project;
- Project did not return back with solution to problem; and
- Main issue was with the turn-out at Cambria Way.

Commissioner Heflin stated that it was a commercial piece of property and that a right-turn only is not a solution.

Commissioner Rain made the following comments:

- Difficult property;
- Nothing has changed since APAC heard it;
- Cambria Way traffic is an issue;
- Possible to be commercial;
- Hoped that developer would listen to residents' comments (i.e., no pharmacy); and
- Opposed project.

Chair Pratt made the following comments:

- Current traffic situation (i.e., turning) is already an issue;
- Land use west of project is Commercial-Planned Development;
- Project is fine;
- Traffic solution is needed; and
- Driveways across street are aligned and eventually someone will use that route.

No further discussion was presented.

Motion #1

Motion: Commissioner Rain moved, seconded by Commissioner Shinault, to recommend the Board of Supervisors deny the project.

Prior to vote, County Counsel Frantz stated that the Commission needed to determine what steps in process were being denied.

Commissioner Shinault withdrew second. Motion failed due to lack of a second.

Motion #2

Motion: Commissioner Heflin moved, seconded by Commissioner Shinault, and carried (4-1), to recommend the Board of Supervisors take the following actions: **1. Adopt the revised Mitigated Negative Declaration based on the revised Initial Study prepared by staff; 2. Adopt the revised Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d) as presented; 3. Approve General Plan Amendment A11-0003 based on the Findings as presented; and 4. Approve Rezone Z11-0004 based on Findings as presented.**

AYES: Mathews, Shinault, Heflin, Pratt
NOES: Rain

Motion #3

Motion: Commissioner Heflin moved, seconded by Commissioner Rain, and carried (5-0), to recommend the Board of Supervisors take the following actions: **1. Deny Preliminary Planned Development Permit PD11-0002; 2. Deny Tentative Parcel Map P11-0003; 3. Deny a reduction of wetland setback from 50 feet to 25 feet; and 4. Deny Design Waiver request reducing standard sidewalk width from 8-foot to 6-foot along Francisco Drive and Cambria Way.**

AYES: Mathews, Shinault, Rain, Heflin, Pratt
NOES: None