

**FROM THE PLANNING COMMISSION MINUTES OF DECEMBER 8, 2011**

**9. REZONE/PLANNED DEVELOPMENT/PARCEL MAP**

**Z10-0009/PD10-0005/P10-0012/Creekside Plaza** submitted by GRADO EQUITIES VII, LLC to request the following: (1) Rezone from One-Acre Residential (R1A) to General Commercial-Planned Development (CG-PD) and Open Space-Planned Development (OS-PD); (2) Development Plan to construct three commercial buildings totaling 30,572 square feet maximum; (3) Tentative Parcel Map to create three commercial parcels and one open space parcel; (4) Finding of Consistency with General Plan Policy 7.1.2.1 to allow development and disturbance on slopes of 30 percent or greater gradient; and (5) Finding of Consistency with General Plan Policy 7.3.3.4 to allow a reduction of the wetland setback from 50 feet to zero, with portions of the development area within the required setback. The property, identified by Assessor's Parcel Numbers 327-211-14, 327-211-16, and 327-211-25, consisting of 4.32 acres (includes 0.22 acre of Forni Road Right-of-Way), is located on the northwest corner of the intersection of Forni Road and Missouri Flat Road, in the Placerville area, Supervisorial District 3. [*Project Planner: Tom Dougherty*] (Mitigated negative declaration prepared)\* [*continued from 10/13/11 meeting*]

Tom Dougherty referenced a staff memo dated December 7, 2011, which was handed out to the Commission along with underline/strike-out versions of the Staff Report and environmental document. Mr. Dougherty went through the identified changes and informed the Commission that a new request was added to the project description. He also referenced letters from El Dorado Transit, the Diamond Springs-El Dorado CAC, which included a petition, and the Diamond Springs/Placerville Citizens Group, which included a petition. Mr. Dougherty clarified a comment made in the Diamond Springs-El Dorado CAC's letter regarding an extra building.

County Counsel Paula Frantz informed the Commission that since the new request in the project description was not noticed, they would not be able to take action on that new request. She also voiced concern on the significant amount of information being provided the day of the hearing with neither the public nor staff being provided an opportunity to review it prior to today. County Counsel Frantz recommended that the Commission listen to public comment today but continue the item to another hearing.

Leonard Grado/applicant had no comments.

Jim Ware, DOT Director, stated that there had been confusion on the traffic impact analysis and believed that the issues were now resolved. He spoke on the following:

- Missouri Flat Road/Motherlode Drive intersection;
- Peak hour trips;
- Grant funding as a possibility to resolve school's issues; and
- Support of the Vacation of Right-of-Way.

Commissioner Mathews stated that the biggest issue with the school and traffic was during the pick-up times and requested DOT comment on having the developer resolve the issue. Mr. Ware

responded that pick-up times are an issue at every school site but it is only for a short duration of time. Further discussion ensued between the Commission and Mr. Ware regarding traffic impacts to surrounding areas, mitigation measures, and computerized modeling.

Mindy Jackson, El Dorado Transit Executive Director, stated that they had been working with Development Services and DOT and had come to a resolution with the applicant on a bus turnout. There had been significant support from the public on a bus stop and they will work with the applicant on a location.

Commissioner Pratt voiced concern that the proposed bus stop would force the public to cross multiple times on an uncrossable road in order to reach the transit stops. He felt it was being proposed in the wrong location and would cause a public safety hazard. He further stated that he was not opposed to the bus stop but to the proposed location. Significant discussion ensued between the Commission and Ms. Jackson and a summary of the comments is provided:

- Bus stop would reduce current number of road crossings;
- Golden Center Drive should be considered a possible alternative for a permanent bus stop location as it is currently a request-only stop;
- Proposed bus stop locations include the consideration of existing sidewalks, bike paths, etc.; and
- Current maintenance schedule of transit stop located by Walmart and Panda Express should be increased due to overflowing trash receptacles.

Tim Smith, Motherlode School District Superintendent, repeated the following concerns that he had voiced at the past hearing:

- Student safety;
- Traffic congestion from 7am-7:45am and 2pm-2:45pm when school is in session;
- School traffic entering/exiting on Forni Road will impact traffic at the Missouri Flat Road/Forni Road intersection and will impact student safety;
- Unsure what improvements are being identified for the school frontage area, but requests that it include sidewalks and a right-hand turn lane; and
- Bike lane terminated at Missouri Flat Road.

Commissioner Pratt made the following comments:

- Bike lanes should not be on heavily traveled roads like Missouri Flat Road and should be re-directed to the lesser traveled roads;
- Pick-up/drop-off times at schools has been a recurring issue for many years; and
- School has the potential to help mitigate the traffic congestion issue by restructuring the bus pick-up location.

Eileen Crawford/DOT explained the process and policy regarding traffic signals.

Sue Taylor made the following comments:

- Serious site that needs to be mitigated better;
- Current traffic issue with school pick-up times is very dangerous to students;
- Sidewalks should be put in for the school; and

- Reiterated previous comments from last meeting which were included on a handout that she distributed to the Commission.

Bob Smart, Diamond Springs-El Dorado CAC Chair, made the following comments:

- Not enough interaction with those involved to resolve the issues;
- Recommend moving this to the community level in order to resolve the issues; and
- Inquired if US Army Corps of Engineers had been approached with community's concern to put in a bike path.

Laurel Brent-Bumb, El Dorado County Chamber of Commerce voiced support of the project and was concerned that a viable commercial project had to overcome so many obstacles in order to proceed.

Kathleen Newell announced that a grant had just been approved for transportation circulation.

Patricia Debler/resident made the following comments:

- Initiated the petition and received over 90% in opposition to the project;
- Current traffic situation is already dangerous to students;
- "Protecting rural environment of County" is included in many County mission statements;
- Creek is a year-round stream and does not dry up in the summer; and
- Hwy 50 is congested on the weekends and many locals use Forni Road to bypass that traffic.

Michael Stout stated that traffic is the biggest issue and the project will increase this level. He suggested widening the intersection to relieve the school traffic.

Chris Fusano purchased the property in question over 35 years ago and felt that DOT had done a good job developing Missouri Flat Road.

Dr. Richard Boylan made the following comments:

- Bus stop is needed;
- Forni Road has traffic congestion;
- As proposed, project would kill kids as it would attract students and cars with the proposed fast food restaurant;
- Sidewalks are critical, not optional;
- Bike trail hasn't been addressed in project, which is required;
- Diamond Springs-El Dorado Design Guidelines review hasn't been done with this project; and
- Project should be sent back for re-working in order for it to comply/conform.

County Counsel Frantz stated that as long as there were no additional impacts or mitigation measures identified, the environmental document would not be required to be re-circulated. However, if time permitted, would recommend that it be re-circulated. She also stated that the primary concern was that the new additional request to the project description was not noticed.

No further discussion was presented.

**Motion: Commissioner Mathews moved, seconded by Commissioner Pratt, and carried (4-0), to continue the item to the January 26, 2012 meeting and directed staff to re-notice the project with the additional item in the project description and to re-circulate the environmental document.**

**AYES: Rain, Pratt, Mathews, Heflin**

**NOES: None**

**ABSENT: Tolhurst**