



# County of El Dorado

Planning and Building  
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## Minute Order

### Planning Commission

*Gary Miller, Chair, District 2*  
*James Williams, First Vice-Chair, District 4*  
*Jon Vegna, Second Vice-Chair, District 1*  
*Jeff Hansen, District 3*  
*Brian Shinault, District 5*

*Char Tim, Clerk of the Planning Commission*

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Thursday, June 28, 2018

8:30 AM

Building C Hearing Room

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5. 18-0923

Hearing to consider the Diamond Springs Village Apartments project (Planned Development PD17-0002)\* for the construction of ten multi-unit residential buildings and one community building totaling 80 multifamily residential units and one on-site manager unit on property identified by Assessor's Parcel Number 051-461-59, consisting of 10.7 acres, in the Diamond Springs area, submitted by Sergei Oleshko; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and
- 3) Approve Planned Development PD17-0002 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 3)

*Public Comment: D. Yapundich, S. Musgrove, B. Worley, L. Cull, S. Finley, G. Caditz, J. Hansen, G. Thomas, L. Lill, C. Wylde, M. Murdock*

A motion was made by Commissioner Shinault, seconded by Commissioner Vegna, to Approve staff's recommended actions with the following amendments: (a) New Condition of Approval to state, "Applicant shall offer the County first right of refusal for the 3.4 acre RE-5 zoned portion of the property for the development of a County park. This condition shall expire after three years."; (b) New Condition of Approval to state, "Applicant shall provide a title report demonstrating access rights through the adjacent roadways prior to issuance of grading and building permits."; and (c) New Condition of Approval to state, "The applicant shall, to the extent possible, establish a temporary construction access road to the project site in order that heavy construction vehicles can avoid using the roadways through the Courtyard Manor Subdivision. The applicant shall work with County staff prior to issuance of grading and building permits to establish an access plan to mitigate the impacts to the adjacent neighborhood roads."

**Yes:** 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

**Absent:** 2 - Commissioner Hansen and Commissioner Williams