

PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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TO:	Planning Commission	Agenda of:	October 24, 2019
FROM:	Evan Mattes, Associate Planner	Item No.:	6
DATE:	October 22, 2019		
RE:	TM16-1528/Z16-0002/PD16-0001/The Vineyards at El Dorado Hills; Response to Public Comments		

PLACERVILLE OFFICE:

As of Tuesday October 22, 2019, Planning Staff has received two written public comments regarding TM16-1528/Z16-0002/PD16-0001/The Vineyards at El Dorado Hills a tentative subdivision map, rezone and development plan for the creation of 42 residential parcels, one roadway lot and five open space lots. The comments, which are included in the legistar, are from El Dorado Hills Area Planning Advisory Committee (El Dorado Hills APAC) and El Dorado Hills Community Service District (El Dorado Hills CSD).

El Dorado Hills APAC

The comment from El Dorado Hills APAC was received on October 14, 2019 requesting that the project be continued so as to allow for additional time for review of the project documents, most notably the project EIR documents. This request has been forwarded to the project applicant who indicated that they are amenable to discussing possibility of continuance of the project to a date certain Planning Commission hearing. The Planning Commission has the authority to continue the project either off calendar or date certain. Planning Staff offers no recommendation on the continuance at this time.

El Dorado Hills CSD

Planning Services received an agency comment from El Dorado Hills CSD on October 21, 2019 requesting that the project be annexed into the district's service area. The project site is not located within the district's Sphere of Influence and is not required to be annexed. Comments were received from the El Dorado Local Agency Formation Commission (LAFCO) during initial project consultation and the Draft Environmental Impact Review (DEIR) public review period regarding annexation of the project into applicable agency districts, such as El Dorado Irrigation District (EID) and El Dorado Hills Fire Department. LAFCO is aware of the El Dorado Hills CSD request and has offered no comment or condition to date. Planning staff offers no additional information regarding this comment.

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