



# County of El Dorado

## Minute Order - Draft Planning Commission

Planning and Building  
Department  
2850 Fairlane Court  
Placerville CA 95667  
www.edcgov.us  
phone:530-621-5355  
fax:530-642-0508

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

*Julie Saylor, Clerk of the Planning Commission*

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Thursday, May 28, 2020

8:30 AM

VIRTUALLY - See Agenda  
for Details to View and  
Participate

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4. [20-0640](#)

Hearing to consider the Cool General Retail project (Design Review DR19-0006)\* to request proposed construction and operation of a 9,100 square foot commercial retail building and associated driveway, parking lot, utilities, signage, and landscaping improvements on property identified by Assessor's Parcel Number 071-500-037, consisting of 1.69 acres, in the Cool Rural Center, submitted by Woodcrest REV; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study (Staff Report Exhibit Q) prepared by staff;
- 2) Adopt the Mitigation Monitoring Reporting Program in accordance with the California Environmental Quality Act Guidelines Section 15074(d), incorporated as Conditions of Approval; and,
- 3) Approve Design Review Permit DR19-0006, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisory District 4)

Chair Vegna opened the hearing and upon conclusion of public comment and staff input, closed the hearing.

A motion was made by Commissioner Hansen, seconded by Commissioner Miller to Approve staff's recommended actions with the following changes:

- 1) Condition of Approval #3 "Exhibit H" to be corrected to "Exhibit I";
- 2) Condition of Approval #9 to be removed as recommended in Staff Memo dated 05/26/2020;
- 3) Condition of Approval #14 to be modified to read as follows: Northside Drive: Construct improvements to Northside Drive consistent with the approved Site Plan, and Preliminary Grading Plan.

Widen, improve, and maintain Northside Drive consistent with County Standard 101C (paved) - to a consistent minimum width of 24 feet from SR49 to the project east boundary. The 24-foot width is to be measured from the opposite curb or edge of pavement to the flowline of the edge of pavement.

Delivery trucks for the project shall only access the property via right-in turns from SR 49 to Northside Drive and exit the property via left-out turns from Northside Drive to SR49.

Truck deliveries for the project shall be restricted to the hours of 9:00 a.m. to 3:00 p.m.; and,

4) Include revised Exhibit K and Appendix G as provided in Staff Memo dated 05/28/2020.

Votes were by roll call.

**Yes:** 4 - Commissioner Vegna, Commissioner Williams, Commissioner Hansen and Commissioner Miller

**Absent:** 1 - Commissioner Ross