



# County of El Dorado

Planning and Building  
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## Minute Order - Draft Planning Commission

*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*  
*Tiffany Schmid, Executive Secretary*  
*Breann Moebius, Deputy County Counsel*

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Thursday, November 12, 2020

8:30 AM

VIRTUALLY - See Agenda  
for Details to View and  
Participate

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2. [20-1392](#)

Hearing to consider the Bass Lake North project (Tentative Subdivision Map Revision TM-R19-0002)\*\* to request a revision to approved Bass Lake North Phased Tentative Subdivision Map (TM14-1522) amending Condition of Approval No. 66, reducing the required constructed quantity of park-and-ride parking spaces from 100 to 50 and phasing the remaining 50 spaces as a condition of approval for future subdivision(s) within the Bass Lake Hills Specific Plan area on property identified by Assessor's Parcel Numbers 115-400-006, 115-400-007, and 115-400-008, consisting of 38.57 acres, in the El Dorado Hills area, submitted by N.C. Brown Development, Inc.; and staff recommending the Planning Commission take the following actions:

- 1) Find the project Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines (Residential Projects with an EIR Pursuant to Specific Plan; BLRSA Final Program EIR and subsequent Addenda, State Clearing House No. 1990020375); and,
- 2) Approve TM-R19-0002, revising Condition of Approval No. 66 of approved Tentative Subdivision Map TM14-1522 (Bass Lake North), based on the Findings and subject to the Conditions of Approval as presented.

*Public Comment: J. Davey*

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

**A motion was made by Commissioner Miller, seconded by Commissioner Hansen, to Approve this item as presented with the removal of the In-Lieu Fee in Condition of Approval #66.**

**No vote was taken.**

**A motion was made by Commissioner Williams, seconded by Commissioner Vegna, to deny the applicants request noting reasons for denial as follows:**

- 1) No technical analysis or justification was presented to support the applicant's request;
- 2) The El Dorado Transit Master Plan, testimony from the Transit Authority and Public Comment shows a need for the Park-and-Ride spaces and the Transit Authority Board has not vetted any technical analysis for this request;
- 3) These projects (Park-and-Ride spaces) are going to be fully refundable to the applicant through the Public Facilities Financing Plan (PFFP);
- 4) The intention of the Bass Lake Hills Specific Plan was to front load the needed infrastructure;
- 5) The assertion that it would be reasonable to push the requirement of the additional 50 Park-and-Ride spaces to potential future projects (potentially smaller future projects) would be unfair to those future projects and applicants;
- 6) The applicant agreed to the front loading infrastructure as approved and conditioned by the Planning Commission, and the Board of Supervisors additional condition of approval to include a bike path; and,
- 7) The current approved project is more consistent with the Bass Lake Hills Specific Plan and the County General Plan than the proposed modified request as presented to the Planning Commission.

**Votes were by roll call.**

**Yes:** 3 - Commissioner Vegna, Commissioner Williams and Commissioner Ross

**Noes:** 2 - Commissioner Hansen and Commissioner Miller