

FROM THE PLANNING COMMISSION MINUTES OF MAY 28, 2009

7. REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP

a. **Z08-0001/PD08-0003/TM08-1463/La Canada Subdivision** submitted by DAN and LAURA PARKES (Agent: CTA Engineering and Surveying) to rezone from Estate Residential Five-Acre (RE-5) to Estate Residential Five-Acre-Planned Development (RE-5-PD); Development Plan to allow clustering of lots and a reduction in the minimum parcel size of five acres in the RE-5 zone district and to allow for a density bonus; and a phased tentative subdivision map to create 47 residential lots ranging in size from 1.09 to 4.04 acres and four lettered open space lots (three open space lots and one landscape lot) totaling 63.85 acres. Phase I would encompass Lots 1-3 & 26-46 (24 lots), Phase II would encompass Lots 4-6, 12-25, & 47 (18 lots), and Phase III would encompass Lots 7-11 (5 lots). The property, identified by Assessor's Parcel Numbers 126-100-18 and 110-020-12, consisting of 143 acres, is located on the east side of Salmon Falls Road, approximately three-fourths of a mile north of the intersection with Green Valley Road, in the El Dorado Hills area, Supervisorial District IV. (Mitigated negative declaration prepared)*

Mike Baron stated that the item is being requested for a continuance to July 9, 2009, based on the letter dated May 26, 2009, from the applicant's attorney.

The applicant or agent was not present.

Chair Mathews indicated that he has met with the applicants and based on that he is aware that they want to have conversations on road connectivity and phasing with an approved project in that area and would like to have the issues resolved prior to presenting the project to the Commission.

Bill Welty impressed upon the Commission the need to review the cumulative effects of all the projects in that specific area. He was offended and insulted at the last Commission hearing when it was explained that Alto was not being heard with La Canada because the latter was postponed indefinitely. Yet, as soon as Alto was approved by the Board of Supervisors, the La Canada project was back on the table. Mr. Welty stated that the developers do not want to work together and again stressed the need to review the entire area instead of each individual project. He also indicated that all contact between the developers and neighbors has been initiated by the neighbors and that those meetings contained no substance.

Paul Sayed had issues with the Alto project announcing that La Canada was off indefinitely, but was shortly placed back on. He also said that many residents did not get noticed as they are outside of the notification boundary, but are still interested. Mr. Sayed felt that projects should not be allowed to keep getting continued as members of the public have to take time off work to attend the hearings.

Terri Howe said that she has a problem with the notification process and educating people. The developers have a rapport with the planners and the public has no knowledge on their rights or the process. She stated that the Commission is taking action on things that will affect their area

and the County is proceeding with the development of this area for money. Commissioner Rain informed Ms. Howe that he took exception to her comments as he also lives in the surrounding area and he takes serious consideration of all applications.

Gary Dickerson said that even though the County is aware of all of the pending projects in that specific area, they are still piecemealing them.

Cheryl McDougall requested that the continuance have a re-notification.

Commissioner Rain expressed an interest in having neighbors noticed when requests for continuance, etc. are received for projects. The Clerk explained that the County has an electronic subscription service that sends automatic email notifications when selected website information is updated. The Planning Commission website is part of that service. In addition, the Clerk stated that when the continuance request for this project was received on May 26, 2009, it was sent for posting on the website at the same time it was sent to the Commissioners for their notification.

No further discussion was presented.

Motion: Commissioner Tolhurst moved, seconded by Commissioner Heflin, and unanimously carried (5-0), to continue the item to the July 9, 2009, meeting, and to add any additional individuals to the meeting notification list, if requested.

AYES: Rain, Pratt, Heflin, Tolhurst, Mathews

NOES: None