

**FROM THE PLANNING COMMISSION MINUTES OF DECEMBER 10, 2009**

**12. REZONE/PLANNED DEVELOPMENT/TENTATIVE MAP**

**Z08-0001/PD08-0003/TM08-1463/La Canada Subdivision** submitted by DAN and LAURA PARKES (Agent: CTA Engineering & 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 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 63.18 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. [*Project Planner: Michael Baron*] (Mitigated negative declaration prepared)\*

Mike Baron presented the item to the Commission with a recommendation of approval to the Board of Supervisors. He stated that there has been minimal correspondence received from the public for this project. A letter from Paul Sayegh was distributed to the Commission for their review.

Joel Koroktin/applicant's agent stated that project maximized the contiguity of the open space between the Alto and La Canada projects.

Vern Miller/resident is not opposed to development but is concerned that for some project-related items (i.e., traffic plan) all of the pending projects in the area are lumped together, but then for other items they are separated out and viewed on an individual basis only. Mr. Miller stated that he was not here today to oppose the project but to request that it is in the best interest of the public to cumulatively look at all of the projects in the area. He also said that the County needs to have guidelines which would provide assurances to the public. In regards to the required road improvements, he disagreed that there were safety issues and felt that the requirement was an imposition on the developers.

Sam Neasham/representative for the Alto project distributed his letter dated December 9, 2009 and reiterated the concerns addressed in the letter regarding permitting Phase I of the La Canada subdivision without the requirement of developing the interior connector road with that phase. He stated that the traffic plan was imposed on Alto and Diamante Estates when approved by the Board of Supervisors and La Canada is the critical link to this traffic plan. Mr. Neasham felt there should be safeguards in place to ensure that the interior connector road is developed in the chance that only Phase I is built and the other phases of La Canada never get developed.

Eileen Crawford/DOT stated that when the traffic study was conducted for the area, the initial assumption was of the cumulative projects, half the traffic would use Salmon Falls Road and half the traffic would use Malcolm-Dixon Road. When counting lots, La Canada has 47 lots proposed and Alto (23) and Diamante Estates (24) total another 47 lots. Chartraw, which has not come before the Commission yet, has 8 lots. When the analysis was done, it was a 50-50 split of

the traffic and the 47 lots in La Canada make up the majority of that 50% traffic load. With that and the fact that Phase I meets the design standards for a dead-end road length with one access with the potential of a secondary access that would be built within the phase, DOT approved the project with the conditions presented. It is not uncommon to have multiple phasing of a project showing the secondary access being built as long as they meet the dead-end road lengths.

Commissioner Rain voiced serious concern regarding the access point on Salmon Falls Road as that road could be compared to a race course with that particular area being the straightaway. He is very concerned about traffic getting on and off that road and wants to avoid a "Blood Alley" scenario. He questioned the specifics on how the acceleration and deceleration areas were going to be developed. Dave Crosariol/CTA Engineering informed the Commission that standard encroachments would be utilized for that area. He went into further detail regarding the turn pockets and tapered areas.

Mr. Korotkin rebutted Mr. Neasham's request for a requirement to include the development of the interior connector road with Phase I by stating: (1) This portion of the map does not require two points of access; (2) If the La Canada project fails and isn't developed, the Alto project has other options in the traffic plan, particularly the alternate route through Diamante Estates; and (3) It was questionable to require Phase I to complete the traffic plan when it wouldn't impact the other projects.

Significant discussion ensued regarding the traffic plan in terms of what is required of each development, cost-sharing, and timing of the road being completed.

Commissioner Pratt clarified that Mr. Neasham's request to require La Canada to develop the interior connector road with Phase I is not something that was required of the other approved developments.

Chair Mathews stated that one project cannot be forced to develop a road in order to make another project more attractive.

No further discussion was presented.

**Motion: Commissioner Rain moved, seconded by Commissioner Heflin, and unanimously carried (5-0), to recommend the Board of Supervisors take the following actions: 1. Adopt the Mitigated Negative Declaration based on the Initial Study reviewed by staff; 2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the conditions of approval and mitigation measures as presented; 3. Approve Rezone Z08-0001 based on the findings proposed by staff; 4. Approve Planned Development application PD08-0003, adopting the Development Plan as the Official Development Plan, based on the findings proposed by staff, subject to the conditions as presented; and 5. Approve Phased Tentative Map TM08-1463, based on the findings proposed by staff, subject to the conditions as presented.**

**AYES: Pratt, Tolhurst, Heflin, Rain, Mathews**  
**NOES: None**