

FROM THE MINUTES OF JULY 24, 2008

**8. REZONE/TENTATIVE SUBDIVISION MAP/PLANNED DEVELOPMENT/
SPECIAL USE PERMIT**

Z07-0032/TM07-1447/PD07-0019/S08-0014 submitted by STEVE and TINA FARREN (Agent: Lebeck Young Engineering) to rezone property from Estate Residential Five-Acre (RE-5) to Estate Residential Five-Acre Planned Development (RE-5-PD), to create 12 single-family lots ranging in size from 1 to 7.2 acres and one (1) open space lot totaling 15.4 acres. The property, identified by Assessor's Parcel Number 126-100-11, consisting of 35.19 acres, is located on the east side of Salmon Falls Road approximately 1,700 feet north of the intersection with Green Valley Road, in the **El Dorado Hills area**, Supervisorial District IV. (Mitigated negative declaration prepared)

Chair Tolhurst stated no action will be taken on this item today. He asked that members of the audience keep their comments brief.

Michael Baron briefly described the project.

Cheryl McDougal, adjacent property owner, read here comments into the record.

Kyle Fields indicated the location of his property on the display map. He feels the applicant should work with the adjacent property owners. He spoke about the year-round stream on the subject parcel which eventually flows into Folsom Lake. They need to work with the neighbors to find a solution for everyone. There are environmental impacts with this project.

Commissioner Machado asked how close his pool is to the creek. Mr. Fields replied 10 to 15 feet. When the lots flood, the pools in the area flood also.

A gentleman stated he built a retaining wall three feet high because of the water flow. He has had problems at least three times. This is a year-round stream. They chose this area because of the rural aspect. He is located on a cul-de-sac and did not know about the possibility of extending the cul-de-sac until the meeting today. Commissioner Machado asked the size of the lots in his area. The gentleman replied one acre.

Randy Striplin hoped they would have more time to review these projects. Life safety with the two single bridges and the Pony Express road (Malcom Dixon) are issues to consider. Malcom Dixon is below current Department of Transportation standards, and there are no easements for expansion. The historic school house in the area is important to the neighborhood. There have been two deaths on Malcom Dixon since he has been there, and there have been two recent accidents. This project encroaches on wetlands and goes across a stream. He is concerned with runoff with the hardscapes going in. For the past two years there has been a sign on the bridge stating the stream is polluted. He does not understand how the controlled gate would work. He would like to know where they go for points for the planned development. The wetlands should not be included. If it is a gated community people cannot go into the bonus area. He feels an alternative would be egress off Salmon Falls Road. He feels a car impact study should be done on all six developments in this area.

Vern Miller's concern is about some of the precedents being set. He asked if there is a minimum parcel size for a planned development. This project indicates what should not be done with a planned development. This project should be rejected and sent back to the drawing board. The public benefit area is actually a private benefit area.

Art Marinaccio gave some brief background information on this property. We should look to see if this property should be brought into the Community Region.

Terry Mehlhaff said we are not looking at improving Malcom Dixon Road but reducing the traffic on that road.

John Garcia said the applicant has property on Salmon Falls Road and has chosen to go through a community to Malcom Dixon Road.

Doreen Barton, resident in Green Valley Acres, said Malcom Dixon Road will be used. This is a dangerous area, and if Salmon Falls Road is an option that should be considered.

Charles Truax spoke about an access point to Green Valley Road. Calling the stream intermittent is a gross error. The setbacks need to be more than 50 feet. The map as drawn is not correct.

After the motion and before voting, Commissioner Mac Cready would like staff to look at the stream to see if it should be changed.

Commissioner Machado thought the Commission wanted to see the Department of Transportation map before any action was taken on these maps. Chair Tolhurst said if the information is not available by August 14 the project could be continued again to be considered with the first item today.

There was no further input.

MOTION: COMMISSIONER MATHEWS, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED CONTINUE THE APPLICATIONS TO THE MEETING OF AUGUST 14, 2008.