

**FROM THE MINUTES OF MAY 8, 2008**

**7. GENERAL PLAN AMENDMENTS (Public Hearing)**

c. **A07-0001/Z07-0003/PD07-0002/TM07-1432/D'Amico Estates** submitted by CECIL WETSEL and JUDY D'AMICO (Engineer: CTA Engineering and Surveying/Olga Sciorelli) to change the land use designation for Assessor's Parcel Numbers 101-240-02 (11.6 acres) and -03 (10.35 acres) from Low Density Residential (LDR) to Medium Density Residential (MDR); rezone Assessor's Parcel Numbers 101-240-02 and -03 from Estate Residential Ten-acre (RE-10) to Single Family One-acre Residential-Planned Development (R1A-PD) and 101-240-45 (25.94 acres) from Single Family One-acre Residential (R1A) to Single Family One-acre Residential-Planned Development (R1A-PD); and development plan and tentative subdivision map proposing to create 28 lots ranging in size from 29,519 to 68,522 square feet with approximately 15.2 acres of open space and 0.3 acre of landscape lots. Design waivers have been requested for the following: a) To reduce the required right-of-way at the turnaround at the end of B Drive from a 60 to a 56 foot wide radius; b) To reduce the width of the right-of-way from 60 to 50 feet for A Drive and a portion of B Drive from A Drive intersection to the end of B Drive c) To reduce the width of the right-of-way from 60 to 44 feet for a portion of B Drive, from Blair Road to the A Drive intersection; d) To reduce the standard 60 foot wide right-of-way and 28 foot wide road width of the one way looped entrance of A Drive to a 40 foot wide right of way and 22 foot wide roadway; and e) Allow the access portions of proposed flag lots, proposed Lot Numbers 6 and 28, to exceed 100 feet in length. The properties, identified by Assessor's Parcel Numbers 101-220-02, -03, and 101-240-45, consisting of 48.7 acres, are located on the southeast side of Blair Road, approximately 1.25 miles north of the intersection with Pony Express Trail, in the **Pollock Pines area**, Supervisorial District II. (Mitigated negative declaration prepared)\*

Aaron Mount recommended approval to the Board of Supervisors and explained the proposed changes in his addendum memo.

Commissioner Mac Cready has met with the applicant's engineer as well as Commissioners Machado, Knight, and Mathews.

Olga Sciorelli agreed to the proposed conditions. She briefly explained the project.

George Sanders, General Services, used a copy of the tentative map and explained the location of the proposed County Park. He proposed two additional conditions pertaining to a dedicated emergency access and a drainage easement for storm water.

Rick Hernandez, resident north of the subject property, said he borders the whole north side of the subject property. His house looks over the entire subject site. He is concerned about street lighting. It will be a subdivision. There are no lights in this area at the present time. Where will the storm water run? What kind of CC&Rs will they have? They own the property where the EID ditch is located. What will this project do with foot traffic to and from the park? What types of homes will they build? Will they be able to build right up to his property line? What type of utilities will there be; underground?

Jim Roth, resident in the area, is glad to see it a planned development. When the property was logged several years ago, there was a real problem with dust. There is a fire hydrant on Apple Creek. EID put a sign on the hydrant last year not to use the water because of the low pressure. They are concerned about damage to their private road during the construction phase. Mr. Roth is concerned about who will maintain the open space. It is a high fire hazard area. He would like to know what the homeowners association will maintain. There is a real problem with Blair Road and junk. Who is going to clean up the existing junk?

Larry McHenry said with 28 homes there will be 60 cars which will put a lot of traffic on a narrow one lane road. The bridge should be in before the first family moves into the subdivision. Mr. Mc Henry asked about the amount of TIM fees being paid by this project. Commissioner Knight replied the fee is based on the size of the home. Mr. Mc Henry said there should be a plan to improve Blair Road before the first family moves in. There has been 60 inches of rain in this area over the past several years. How is that amount of water going to be handled? What about garbage pick up? The weather should be considered with this subdivision.

Ms. Sciorelli said if EID says the path is closed to the public, they will not build the walking surface. There will be no street lighting. Any residential lighting shall be shielded. They have a drainage study on file. She explained the drainage to the canal. On Conditions 21 and 22, there is a setback of 30 feet and open space of approximately 50 feet. They tried not to cut any trees near existing residences so their views would not change. No vehicles will enter the subdivision from the park as there will be a gate. There will be underground utilities. Garbage trucks will pick up garbage at each residence. They have a condition for a fire safe plan. They will have to prepare an open space management plan also. All of the houses will be sprinklered. Fire hydrants will be placed throughout the subdivision. The traffic study found that they do not seriously impact Blair Road. They will pay their fair share for replacement of the bridge.

Chair Tolhurst asked about the timber buffer. Cecil Wetsel explained the buffer. The buffer is to leave the trees, but you can build there.

Mr. Hernandez asked why the lots are zoned R1A and are less than one acre in size. Mr. Mount briefly explained the planned development concept. The size of the lots is consistent with the General Plan.

Commissioner Machado asked if the line of site issue has been resolved. Eileen Crawford said there are minimum site distance requirements. The speed limit inside the subdivision will probably be 25 miles per hour. Chair Tolhurst does not feel the reduced setbacks are an issue, as there is no site distance problem. Ms. Crawford said the bridge is on the Department of

Transportation's bridge replacement list and in the design phase. It will be constructed during 2010/2011.

There was no further input.

**MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MAC CREADY AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE MITIGATED NEGATIVE DECLARATION, AS PREPARED; APPROVE A07-0001 CHANGING THE LAND USE DESIGNATION FOR ASSESSOR'S PARCEL NUMBERS 101-240-02 (11.6 ACRES) AND -03 (10.35 ACRES) FROM LOW DENSITY RESIDENTIAL (LDR) TO MEDIUM DENSITY RESIDENTIAL (MDR), BASED ON THE FINDINGS PROPOSED BY STAFF; APPROVE Z07-0003 REZONING ASSESSOR'S PARCEL NUMBERS 101-240-02 AND -03 FROM ESTATE RESIDENTIAL TEN-ACRE (RE-10) TO SINGLE FAMILY ONE-ACRE RESIDENTIAL-PLANNED DEVELOPMENT (R1A-PD) AND 101-240-45 (25.94 ACRES) FROM SINGLE FAMILY ONE-ACRE RESIDENTIAL (R1A) TO SINGLE FAMILY ONE-ACRE RESIDENTIAL-PLANNED DEVELOPMENT (R1A-PD), BASED ON THE FINDINGS PROPOSED BY STAFF; APPROVE PD07-0002, ADOPTING THE DEVELOPMENT PLAN AS THE OFFICIAL DEVELOPMENT PLAN, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED, AND APPROVE TM07-1432, WITH REQUESTED DESIGN WAIVERS, BASED ON THE FINDINGS PROPOSED BY STAFF, SUBJECT TO THE CONDITIONS AS MODIFIED.**