

FROM THE MINUTES OF APRIL 26, 2007

10. ZONE CHANGES/PARCEL MAPS (Public Hearing)

- a. **Z06-0017/P06-0017** submitted by CHAMY LEE to rezone property from Estate Residential Ten-acre (RE-10) to Single-family Three-acre Residential (R3A), and tentative parcel map proposing to create three parcels ranging in size from three to four acres. The property, identified by Assessor's Parcel Number 110-020-08, consisting of 10.4 acres, is located on the east side of Lake Hills Drive, southeast of the intersection with Lake Hills Court, in the **El Dorado Hills area**. (Supervisory District I) (Negative declaration prepared)

Staff: Jonathan Fong recommended approval to the Board of Supervisors. He received several telephone calls from individuals requesting the item be continued as they have not had time to review the staff report which was just posted on the internet. Many of those individuals are in attendance today.

The applicant's representative, Jason Vine of Claybar Engineering, indicated that the applicants do agree to participate in the Road Maintenance Agreement.

Eileen Crawford, Department of Transportation, addressed several issues brought up by the neighbors. Their department will not support the neighbor's request for a design waiver on the driveways as they are less than standard. Requests for speed limit signs and intersection markings have a standard process that goes through the Department of Transportation and can be initiated by anyone.

Gary Fletcher and Peggy Christianson are in opposition to the rezone. Jay Dennis spoke about speed signs, speed limits, current traffic problems in the area, etc. He would like to see the lots remain five or ten acres. Sean Nuggant also spoke in opposition. He is concerned about the properties in this area eventually becoming one-acre parcels. Art Marinaccio supports the request.

There was no further input.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MATHEWS AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS ADOPT THE NEGATIVE DECLARATION, AS PREPARED, AND APPROVE Z06-0017 REZONING ASSESSOR'S PARCEL NUMBER 110-020-08 FROM ESTATE RESIDENTIAL TEN-ACRE (RE-10) TO SINGLE-FAMILY THREE-ACRE RESIDENTIAL (R3A) BASED ON THE FINDINGS PROPOSED BY STAFF, AND APPROVE P60-0017 BASED ON THE FINDINGS AND SUBJECT TO THE CONDITIONS PROPOSED BY STAFF.

ATTACHMENT 3