

From: Doug Chen <dchen@seenohomes.com>

Sent: Tuesday, February 27, 2024 1:30 PM

To: Dana Ayers <danaa@claytonca.gov>

Cc: David Fish <DFish@seenohomes.com>; Doug Chen <dchen@seenohomes.com>

Subject: City of Clayton Planning Commission Meeting 2/27/2024, Item 7.A, Oak Creek Canyon

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To the Honorable Chairperson Enea and Members of the Planning Commission:

We respectfully request your consideration and approval of our request to extend the Development Plan Permit for our Oak Creek Canyon Residential Development. We are not seeking to modify any of the previous approvals, by City Council, of the General Plan Amendment, Marsh Creek Road Specific Plan Amendment, Zoning Map Amendment, Vesting Tentative Map, and the Development Plan Permit, which approvals became effective on 8/19/2021.

The Development Plan, encompassing site plan, architecture, landscape, fencing/wall, etc., would remain as approved, but its expiration date would be extended by another 12 months after the initial extension granted on 2/14/2023. This extension would have no effect on the other approvals as it does not and cannot “re-open” those approvals. Comments on those matters, including those raised by the Moita’s, were heard and considered by the City Council.

The current extension is needed to determine the exact locations of certain petroleum pipelines along the easterly property line of the project site. It was determined during site excavation that the pipeline locations, as marked by the pipeline operators, may not be accurate. As a result, additional time is needed to perform more extensive excavation and revise the engineering plans which are already in plan check, to ensure that mass grading can be performed safely.

Please contact me if you have any questions.

Very Respectfully Submitted,

Doug Chen, RCE, LS

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