

FROM THE MINUTES OF JULY 12, 2007

12. PLANNED DEVELOPMENT/TENTATIVE SUBDIVISION MAP (Public Hearing)

PD01-0009R/TM01-1381R submitted by SERRANO ASSOCIATES, LLC (Agent: Kirk Bone) to merge a 0.47-acre portion of Open Space Lot G within Village M, Phase 5; reconfigure and re-subdivide Village M, Phase 5, adding three custom residential lots resulting in a total of 10 residential lots, one open space lot, and two landscape lots; and a request for design waivers to allow the reduction of road right-of-way widths from 50 to 36 feet for the access courts, and allow the reduction in cul-de-sac right-of-way diameter of improvements from 100 to 80 feet and cul-de-sac right-of-way from 60 to 47 feet. The properties, identified by Assessor's Parcel Numbers 123-020-05 and -06, consisting of 8.36 acres, are located on the west side of Appian Way, at the intersection with Sangiovese Drive, in the **El Dorado Hills area**, Supervisorial District I. (Statutorily exempt pursuant to Section 15182 of the CEQA Guidelines)

Staff: Gina Hunter presented this item in the absence of Mel Pabalinas and recommendation conditional approval.

Commissioner Machado asked if there are any more large lots in Serrano. Andrea Brown said there is a portion of Village M that has four-acre parcels adjacent to Green Springs Ranch. She agreed with the modifications to Condition 42 and asked that the time be increased to three years on the planned development to coincide with the tentative map. On Condition 34, this is the first time they have been required to sign a contract with the fire department. If possible, they would like the condition deleted.

Lisa Caryotakis, Lot 75, and also representing Lot 76, said both lots view the area in question. Prior to purchasing her property she was told there would be seven lots with a cul-de-sac. The proposed change to the project would have a significant impact on their property. It is not only three additional lots but a large road and cul-de-sac. She asked if the Commission could decline a request based on comments received, or does the project have to be against adopted requirements? Paula Frantz, County Counsel, explained the rights allowed under the development agreement. Ms. (C) built in this portion of Serrano because there was more open space. There will be an additional impact on the side of the hill. What happens with fire risk when there are additional people? She asked if it would be appropriate for her to ask for some type of landscaping/screening.

Kirk Bone said they are proposing larger lots than what was proposed.

Commissioner Tolhurst was present from this point on.

Commissioner Machado is comfortable with the change.

There was no further input.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MACHADO AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS MAC CREADY, MACHADO, MATHEWS, AND KNIGHT; ABSTAIN – COMMISSIONER TOLHURST, IT WAS MOVED TO FIND THE PROJECT STATUTORILY EXEMPT PURSUANT TO SECTION 15182 OF THE CEQA GUIDELINES AND APPROVE PD01-0009R/TM01-1381R, SUBJECT TO THE CONDITIONS AS MODIFIED AND BASED ON THE FINDINGS PROPOSED BY STAFF.