

FROM THE PLANNING COMMISSION MINUTES OF FEBRUARY 13, 2014

4. (14-0176) Hearing to consider a request for a Boundary Line Adjustment and revision to an approved Tentative Map with a phasing plan to create eight single-family residential lots ranging in size from 3 to 4.5 acres [Tentative Map Revision TM07-1458-R/Boundary Line Adjustment BLA13-0015/Migianella] on property identified by APN 110-020-45, consisting of 26 acres, in the El Dorado Hills area, submitted by Shan Nejatian and Marie Mitchell; and staff recommending the Planning Commission take the following actions:

- 1) Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
- 2) Adopt the Mitigation Monitoring Program in accordance with CEQA Guidelines, Section 15074(d) as incorporated in the Conditions of Approval and Mitigation Measures;
- 3) Approve Boundary Line Adjustment BLA13-0015 based on the Findings presented; and
- 4) Conditionally approve Tentative Map Revision TM07-1458-R based on the Findings and subject to the Conditions of Approval. (Supervisory District 1)

Tom Dougherty notified the Commission that staff received notice late yesterday that the applicant would be submitting a new oak tree canopy plan. Staff was requesting the item be continued to February 27, 2014 to allow time for review of the new plan.

Olga Sciorelli/applicant's agent apologized for the continuance request but that it had not been determined until late yesterday to go a different direction with the oak tree canopy plan. There would be no change to the project, but Condition 4 would need to be amended. She stated that the continuance would allow time for staff and the arborist to review and comment on the new plan.

J. Dennis stated that Lake Hills Court is a private road which is very steep and dangerous. The neighbors want to ensure that the applicant is responsible for their fair share of the road maintenance.

Nick Zwetsloot, adjacent property owner, made the following comments:

- Opposed to continuance request as the applicants have been sitting on the project for years and people have come to comment today;
- Kayla Way: Existing easement and road alignment are off by approximately 20 feet in some areas;
- Access: Applicant is proposing to fill bottom and cut top of Kayla way; if this occurs, his two access points to his property will be impacted; and
- Original Tentative Map was filed in 2001 with the Fire Department conditioning a 10,000 gallon tank on Lot 1. His parcel (Lot #4) is required by CC&Rs to be responsible for pumping up the tank. This is a back-up water system for his property, but project is proposing to remove the dwarf hydrant on Kayla Way.

Peter Maurer commented that water tank may have been a requirement of a prior map and that there is a Boundary Line Adjustment occurring on the remainder portion of Lot 1 and this project. He stated that a condition could be crafted to address this issue.

Art Marinaccio stated that the conditions on the map pre-dates the Salmon Falls tank.

Chair Mathews closed public comment.

Ms. Sciorelli agreed with Mr. Marinaccio's comments and will work with the neighbors to address their concerns. She also stated that the subdivision will be on El Dorado Irrigation District and they can stub a line for the neighbor so he doesn't have to be on a well.

Commissioner Stewart made the following comments:

- Oak woodlands plan and aerial map don't match;
- Oak trees were removed in 2010;
- Spoke with Ellen Van Dyke on her public comment and she acknowledged that she had mis-read the project and her comment as to oak woodland mapping was a mistake;
- Inquired if a traffic study is required; and
- Commented on trails.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Stewart, and carried (5-0), to continue the item to the February 27, 2014 meeting.

AYES: Heflin, Shinault, Stewart, Pratt, Mathews
NOES: None