

FROM THE PLANNING COMMISSION MINUTES OF FEBRUARY 27, 2014

5. (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) (Cont. 02-13-14, Item 4)

Tom Dougherty presented the item to the Commission with a recommendation for approval and referenced Staff Memos dated February 21, 2014 and February 26, 2014.

Olga Sciorelli, CTA Engineering and Surveying was present and available for questions.

Chair Mathews opened public comment.

J. Dennis, Resident of Lake Hills Ct-Concerned that Lake Hills Ct being used as a driveway as it would be a dangerous situation and is in support of the project.

Bill V?, El Dorado Hills CSD-Not opposed to the project.

Art Marinaccio-Spoke on the history of Kaila Way.

Nick ? - Resident of Kaila Way- Has received more information for Olga. Is concerned with the drainage, fire hydrant removal and how this will affect his property.

Michael Lilienthal, El Dorado Hills Fire District-Happy that Kaila Way is being graded and that the fire hydrant will be replaced.

Chair Mathews closed public comment.

Olga Sciorelli discussed the concerns with Lake Hills Ct. The road will remain where it is and there will be some grading.

Ensued discussion regarding Kaila Way, Lake Hills Ct and Lot 2 access.

Dave Spiegelberg, Transportation Division spoke on the Traffic Study.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Heflin, and carried (5-0), to 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 as modified; and 4) Conditionally approve Tentative Map Revision TM07-1458-R based on the Findings and subject to the Conditions of Approval as modified in the Staff Memo dated February 21, 2014 and the Staff Memo dated February 26, 2014.

AYES: Stewart, Shinault, Heflin, Pratt, Mathews

NOES: None

This action can be appealed to the Board of Supervisors within 10 working days.