

## FROM THE PLANNING COMMISSION MINUTES OF FEBRUARY 27, 2014

2. (14-0277) Hearing to consider request to create 61 residential lots ranging in size from approximately 3,000 to 6,200 square feet, and one lettered open space lot [Tentative Map TM12-1508/Valley View Village Lot X]\*\* on property identified by APN 118-140-63, consisting of 7.85 acres, in the El Dorado Hills area, submitted by Lennar West Valley LLC (Agent: CTA Engineering); and staff recommending the Planning Commission take the following actions:

- 1) Find that there are no substantial changes to the Valley View Specific Plan or the circumstances under which the project will be carried out and that EIR Addendum for the Valley View Specific Plan Program EIR adequately addresses the environmental effects of the project;
- 2) Approve Tentative Map TM12-1508 based on the Findings and subject to the Conditions of Approval; and
- 3) Approve the following Design Waivers based on the Findings presented: (a) Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 24 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and (b) Reduce 52 foot right of way to 38 feet for Roads A and B, and 25 feet for the right turn only secondary egress, Road C. (Supervisorial District 2)

Roger Trout presented the item to the Commission and referenced the correct Tentative Subdivision Map date of February 2014 in Condition of Approval 1 Exhibit D and referenced Staff Memo dated February 27, 2014 with a recommendation for approval.

Dave Crosariol, agent with CTA Engineering and Surveying was present and available for questions and read into the record some minor changes to the Staff Report Development Standards, Conditions of Approval and Findings. Roger Trout concurred with the changes.

Chair Mathews closed public comment.

There was no further discussion.

**Motion: Commissioner Pratt moved, seconded by Commissioner Heflin, and carried (5-0), to take the following actions: 1) Find that there are no substantial changes to the Valley View Specific Plan or the circumstances under which the project will be carried out and that EIR Addendum for the Valley View Specific Plan Program EIR adequately addresses the environmental effects of the project; 2) Approve Tentative Map TM12-1508 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Findings as identified in Staff Memo dated 02-27-2014; (b) Amend Condition 1.b.1 to amend 24 foot to 29 foot and delete wording in reference to 8 foot planter; (c) Amend Condition 30 Table 1 Road A and B Exception and Notes to amend wording as identified in discussion; (d) Amend Condition 63 to amend wording as identified in discussion; and 3) Approve the following Design Waivers, as amended, based on the Findings as modified: (a) Modify the Valley View Specific Plan local road cross section to allow a 4 foot sidewalk adjacent to back of rolled curb and a 2924 foot road surface instead of a 28 foot road surface and an 8 foot planter between travel way and sidewalk; and (b) Reduce 52 foot**

**right of way to 38 feet for Roads A and B, and 25 feet for the right turn only secondary egress, Road C.**

**AYES: Stewart, Shinault, Heflin, Pratt, Mathews**

**NOES: None**

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