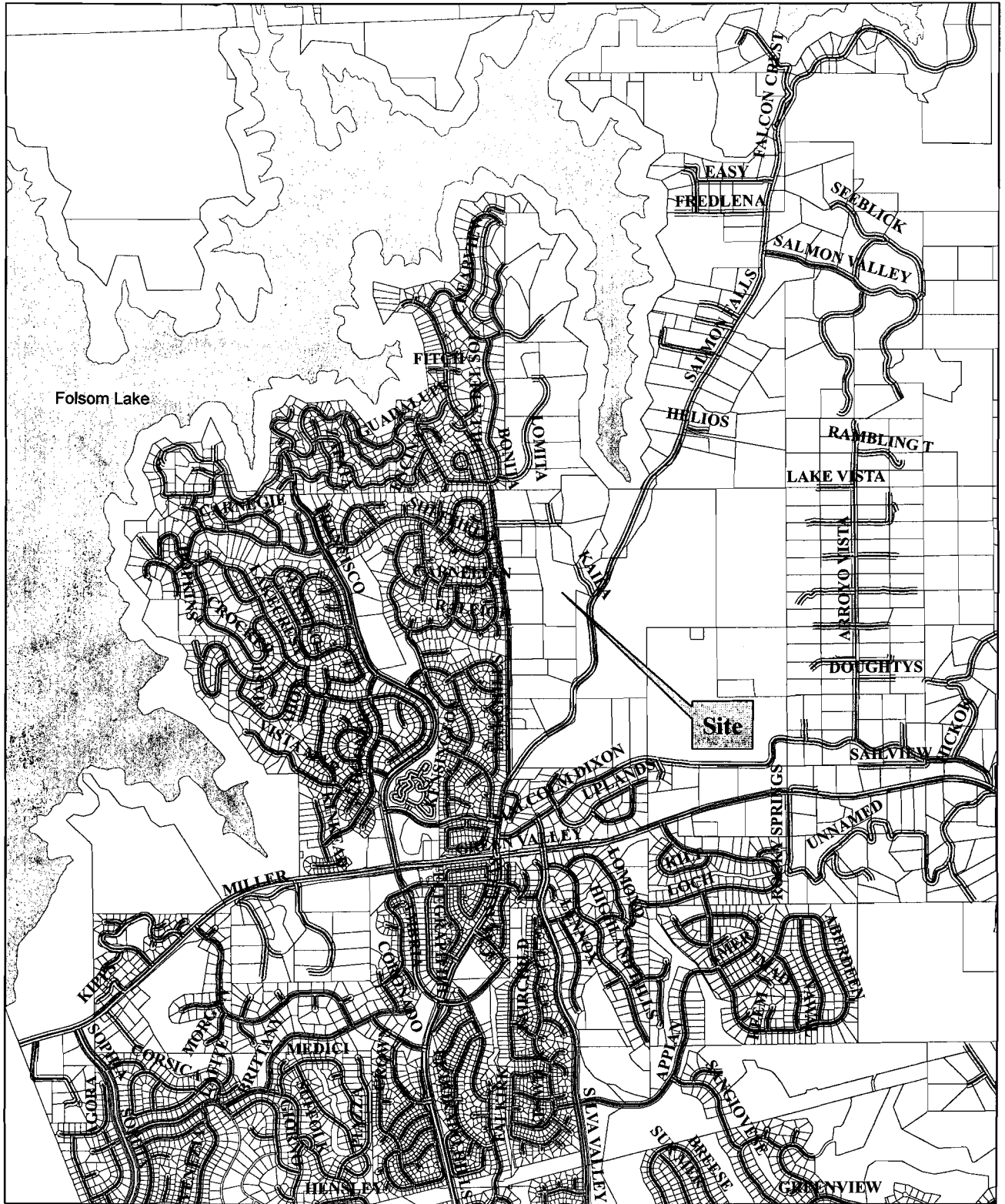
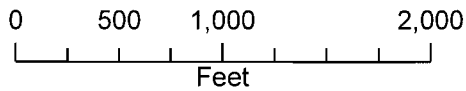
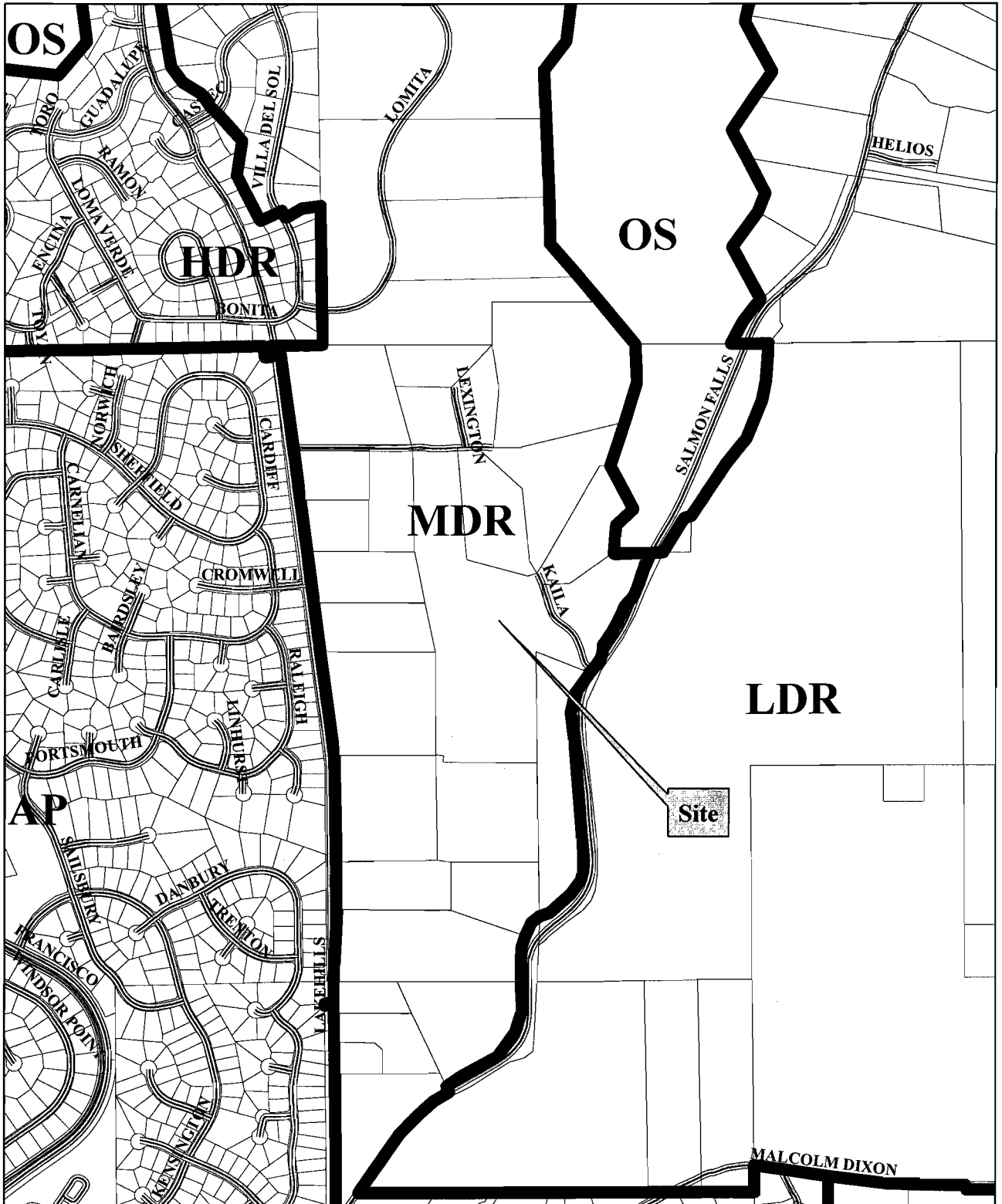


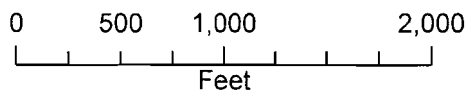
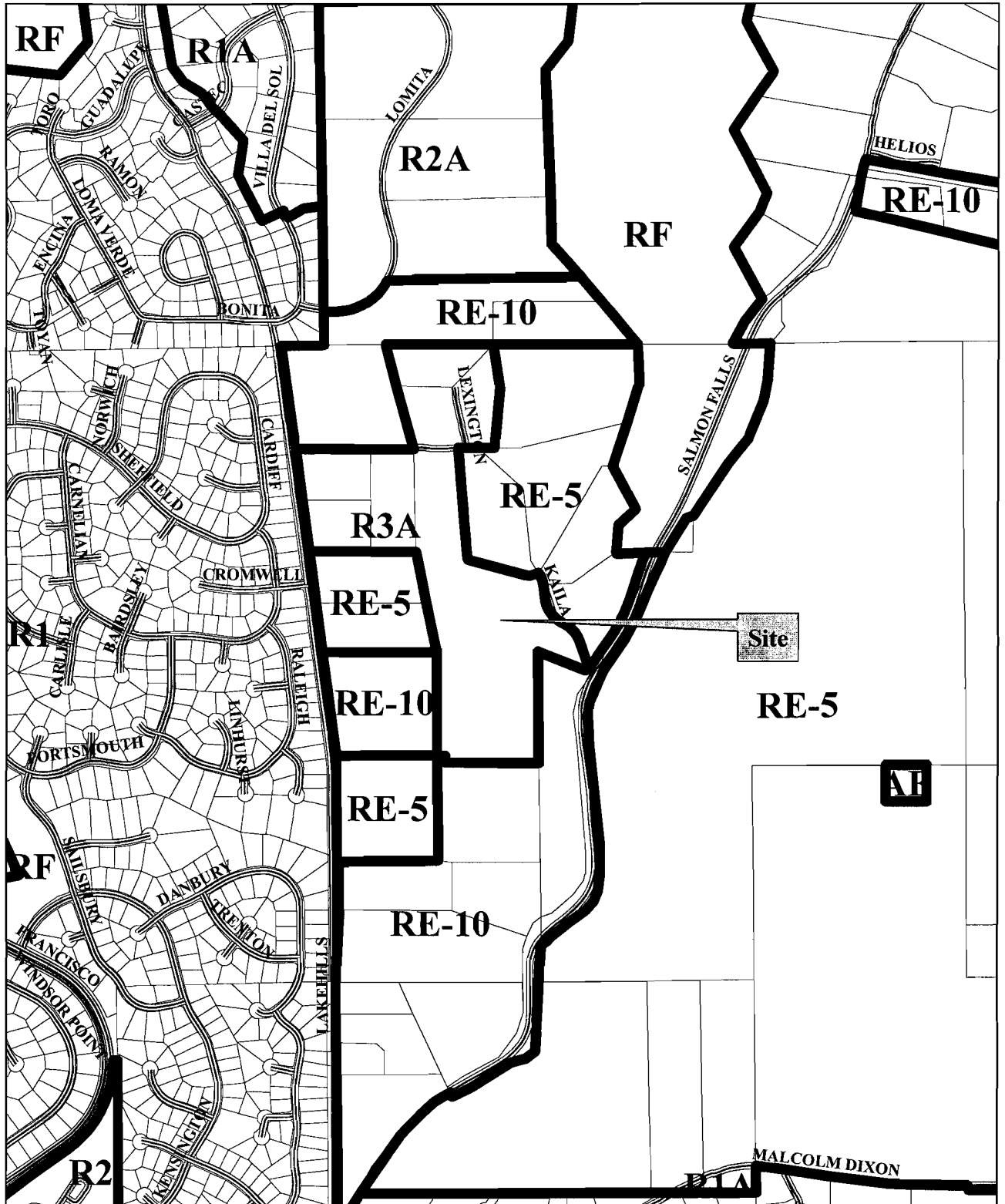
Location Map



General Plan Land Use Designations



Zoning Designations



TENTATIVE SUBDIVISION MAP

TM 07-1458 MIGIANELLA

PROPOSED TM REVISIONS & PHASING

COUNTY OF EL DORADO

JULY, 2013

STATE OF CALIFORNIA

OWNERS OF RECORD

MARIE MITCHELL
1000 WASON STREET, #205
SAN FRANCISCO, CA 94108

APPLICANT

MARIE MITCHELL & SHAN NEJATIAN
2020 KAILA WAY
EL DORADO HILLS, CA 95767
(916) 847-9178

ENGINEER

cta Engineering & Surveying
Civil Engineering - Land Surveying - Land Planning
2000 Redwood City, Redwood City, CA 94061
Telephone: 650-992-0000

MAP SCALE

1" = 100'

CONTOUR INTERVAL

CONTOUR INTERVAL = 2 FEET

SOURCE OF TOPOGRAPHY

TOPOGRAPHIC SURVEY

SECTION, TOWNSHIP and RANGE

SECTIONS 10, T.10 (N.), R.8 (E), M.D.M.

ASSESSOR'S PARCEL NUMBERS

A.P.N. 110-020-45 / PM 44/91/1

A.P.N. 110-430-01 (BLA)

PROPOSED ZONING

R3A

PRESENT ZONING

R3A

TOTAL AREA

26.05 ACRES

TOTAL NUMBER OF PARCELS

8 - RESIDENTIAL LOTS

MINIMUM LOT AREA

3 AC.

WATER SUPPLY and SEWAGE DISPOSAL

WATER - EL DORADO IRRIGATION DISTRICT (E.I.D.)

SEWER - PRIVATE SEPTIC SYSTEM

PROPOSED STRUCTURAL FIRE PROTECTION

EL DORADO HILLS COUNTY WATER DISTRICT

DATE OF PREPARATION

JULY, 2013

PHASING PLAN NOTICE

THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBDIVIDER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66456.1)

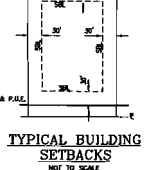
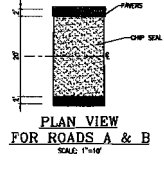
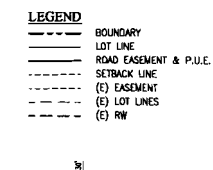
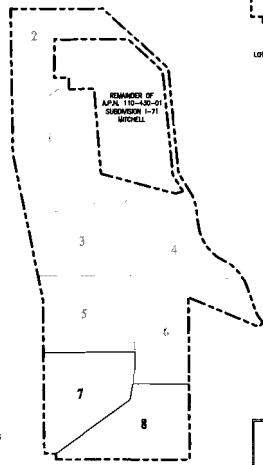
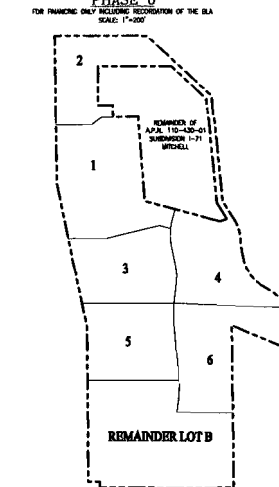
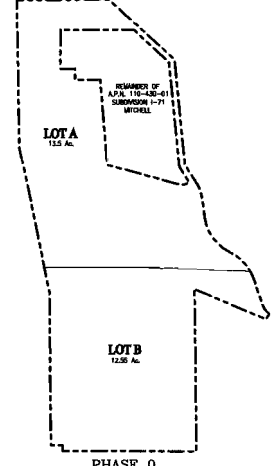
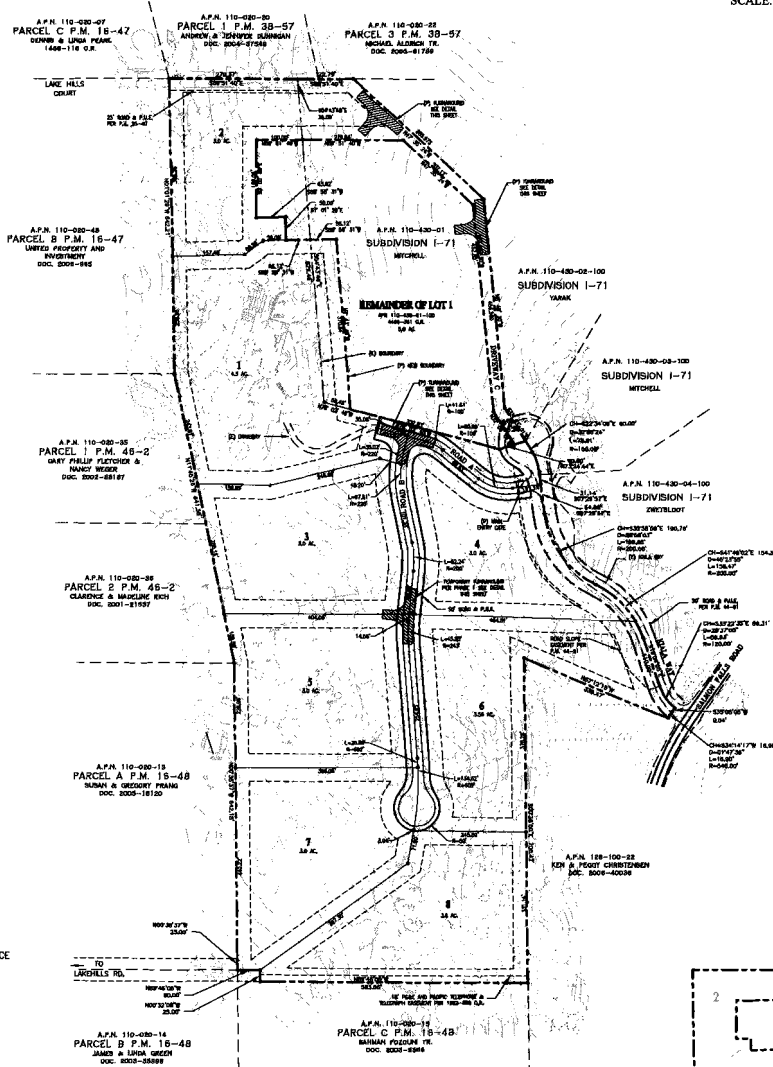
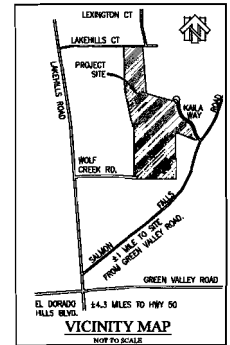
ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS "MIGIANELLA" HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE COUNTY OF EL DORADO.

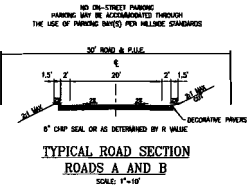
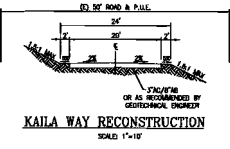
OLGA SCIORELLI R.C.E. 71204 DATE



SCALE: 1"=100'



Lot No.	Gross Area (S.F.)	Net Area (S.F.)
1	156,000	126,500
2	150,000	65,500
3	150,000	65,500
4	150,000	65,500
5	150,000	65,500
6	154,000	64,000
7	150,000	65,500
8	150,000	65,500



PLANNING COMMISSION

APPROVAL/REVISION DATE: _____

BOARD OF SUPERVISORS:

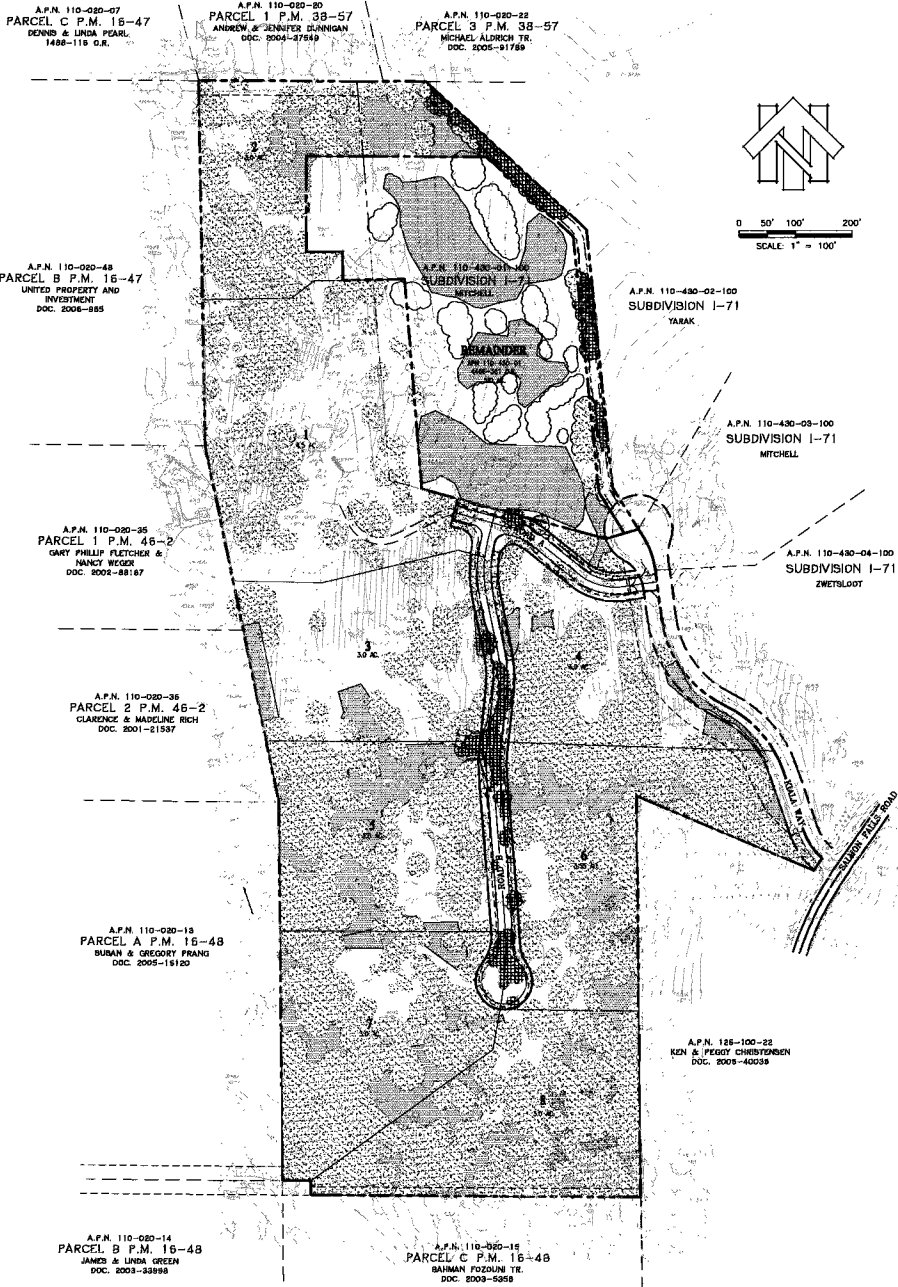
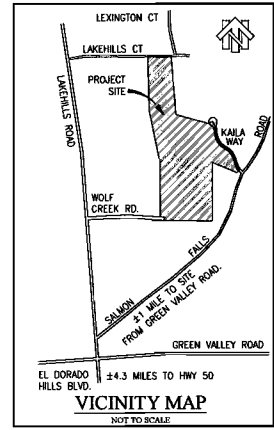
APPROVAL/REVISION DATE: _____

Exhibit E

TREE PRESERVATION PLAN

TM-07-1458 MIGLIANELLA

COUNTY OF EL DORADO JULY, 2013 STATE OF CALIFORNIA



RECEIVED
PLANNING DEPARTMENT
13 DEC 31 AM 10:11

LEGEND:

- EXISTING TREE CANOPY
- EXISTING TREE CANOPY TO BE REMOVED PER GRADING PHASE
- MITIGATION AREA AS SHOWN - 4.9AC

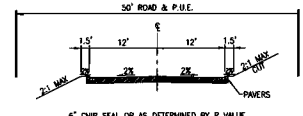
CANOPY REMOVAL NOTES:

- TOTAL SITE AREA = 26.65 AC
TOTAL SITE CANOPY = 16.0 AC (61% OF PROJECT SITE)
ALLOWABLE REMOVAL UNDER OPTION "A" = 30% (EXISTING CANOPY) = 4.80 AC
PROPOSED REMOVAL PER PLAN = 4.82 AC
MITIGATION AREA AVAILABLE = 4.9 AC
- THIS PROJECT PROPOSED SHALL COMPLY WITH THE PROVISIONS OF POLICY 7A.4A BY MEETING THE REPLACEMENT REQUIREMENTS AND 1:1 REPLACEMENT RATIO OF OPTION A, PROVIDING ON- OR OFF-SITE MITIGATION AS REFINERISHED IN OF POLICY 7A.4A, AND ITS INTERIM GUIDELINES.
- THE MITIGATION MAY BE PHASED TO REFLECT THE TIMING OF THE TREE CANOPY REMOVAL SUCH AS REMOVAL ASSOCIATED WITH STREET AND INFRASTRUCTURE GRADING AND GRADING ASSOCIATED WITH CONSTRUCTION OF SINGLE FAMILY DWELLINGS AND ACCESSORY STRUCTURES.
- THE PROJECT IMPACTS WILL RESULT IN THE FOLLOWING MITIGATION ALLOCATION:
OPTION A REMOVAL (ROADS & GRADING) 0.72 (BY DEVELOPER)
OPTION A REMOVAL (LOTS ONLY) 3.9 AC (SEE NOTE 5)
TOTAL REMOVAL 4.62 AC
- THE DEVELOPER RESERVES THE RIGHT TO CHANGE THIS ALLOCATION AS LONG AS OVERALL OAK CANOPY REMOVAL ON INDIVIDUAL LOTS DOES NOT EXCEED ALLOWED REMOVAL UNDER OPTION A (4.80 AC).
- MITIGATION AREAS ON THIS PLAN DEMONSTRATE COMPLIANCE WITH OPTION A REPLANTING REQUIREMENTS. THE DEVELOPER RESERVES THE RIGHT TO CHANGE MITIGATION LOCATIONS SHOWN ON THIS PLAN AS LONG AS TOTAL MITIGATION AREAS ALLOCATED EQUAL TO THE TOTAL CANOPY REMOVAL.
- THE AGENCIES MAY REQUIRE THE REMOVAL OF ADDITIONAL TREES IF THE WARRANTS THEM TO BE A HAZARD WITHIN OR OUTSIDE OF THE CONSTRUCTION LIMITS AND/OR BUILDING SITES. THESE TREES ARE NOT SUBJECT TO REPLACEMENT STANDARDS FOR INTERIM OUTLETTINGS APPROVED FOR POLICY 7A.4A IF THE AGENCY FINDS THEM DEAD, DISEASED OR DYING.
- TREE PROTECTION FENCING SHALL BE PLACED AFTER COMPLETION OF TREE REMOVAL OPERATIONS AND PRIOR TO CLEANING AND GRADING.
- OPTION B IS NOT AVAILABLE AT THE TIME OF PREPARATION OF THIS MAP. IN AN EVENT PAYMENT OF FEE IN LIEU OF CANOPY REPLACEMENT BECOMES AVAILABLE, THE APPLICANT RESERVES THE RIGHT TO CHANGE THE MITIGATION OPTION IN COMPLIANCE WITH ADOPTED ZONING ORDINANCE.

OPTION "A" LOT CANOPY REMOVAL *

LOT #	AREA
1	0.4
2	0.50
3	0.50
4	0.50
5	0.50
6	0.50
7	0.50
8	0.50
TOTAL	3.9

*MAX ALLOWED REMOVAL DEVELOPER RESERVES THE RIGHT TO CHANGE CANOPY REMOVAL ALLOCATION PER LOT



NO ON-STREET PARKING
PARKING MAY BE ACCOMMODATED THROUGH THE USE OF PARKING BAYS (S) PER HILLSIDE STANDARDS

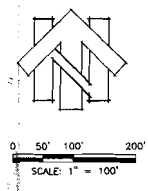
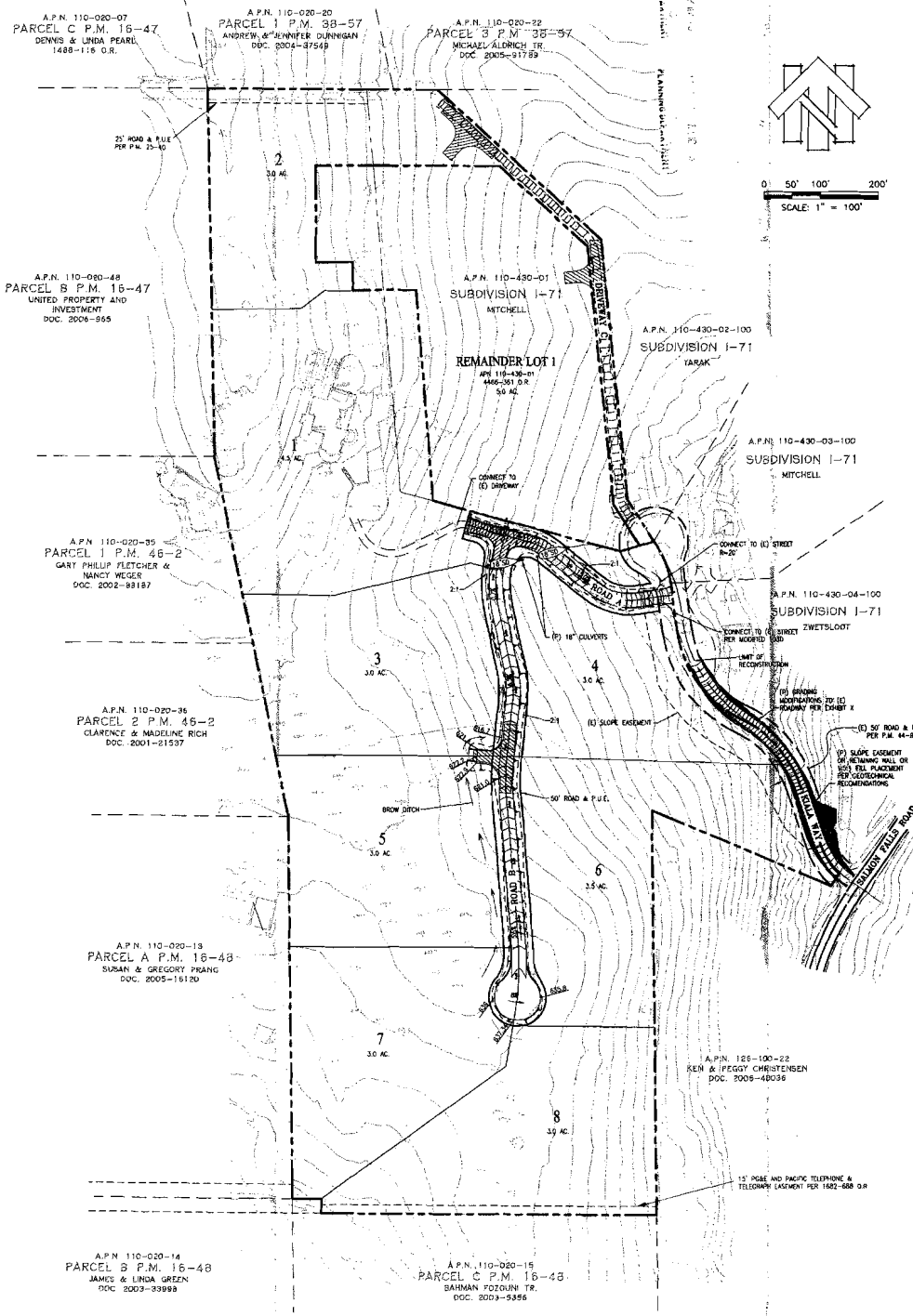
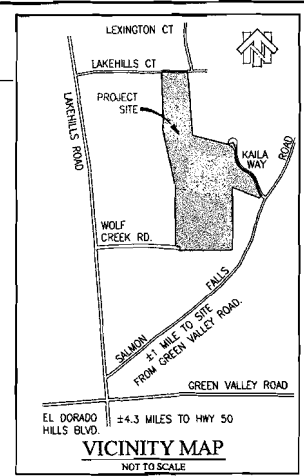
cta Engineering & Surveying
Civil Engineering - Land Surveying - Land Planning
10000 Lakeside Blvd., Suite 100
El Dorado Hills, CA 95624
Tel: 916.833.8888

Exhibit F

PRELIMINARY GRADING & DRAINAGE PLAN

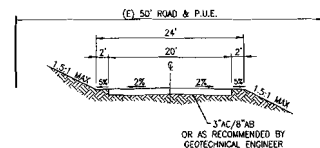
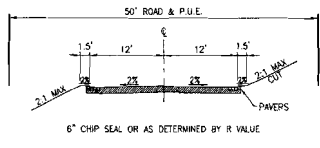
TM-07-1458 MIGIANELLA

COUNTY OF EL DORADO JULY, 2013 STATE OF CALIFORNIA



LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- ROAD EASEMENT & P.U.E.
- DAYLIGHT LINE
- XXX.XX APPROXIMATE SPOT ELEVATION
- BROW DITCH
- GRADE BREAK
- DRAINAGE CULVERT
- APPROXIMATE ROADWAY GRADE



TYPICAL SECTION ROAD A&B
SCALE: 1" = 10'

KAILA WAY RECONSTRUCTION
SCALE: 1" = 10'

NO ON-STREET PARKING
PARKING MAY BE ACCOMMODATED THROUGH
THE USE OF PARKING BAY(S) PER HILLSIDE STANDARDS

Exhibit G-1

CUT: 342 CU. YD.
FILL: 655 CU. YD.
TOTAL: 313 CU. YD FILL
NOTE: FILL TO BE IMPORTED FROM LOCAL ON-SITE BORROW.

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
2225 Market Center, El Dorado, California, CA 95756
1-800-838-7468

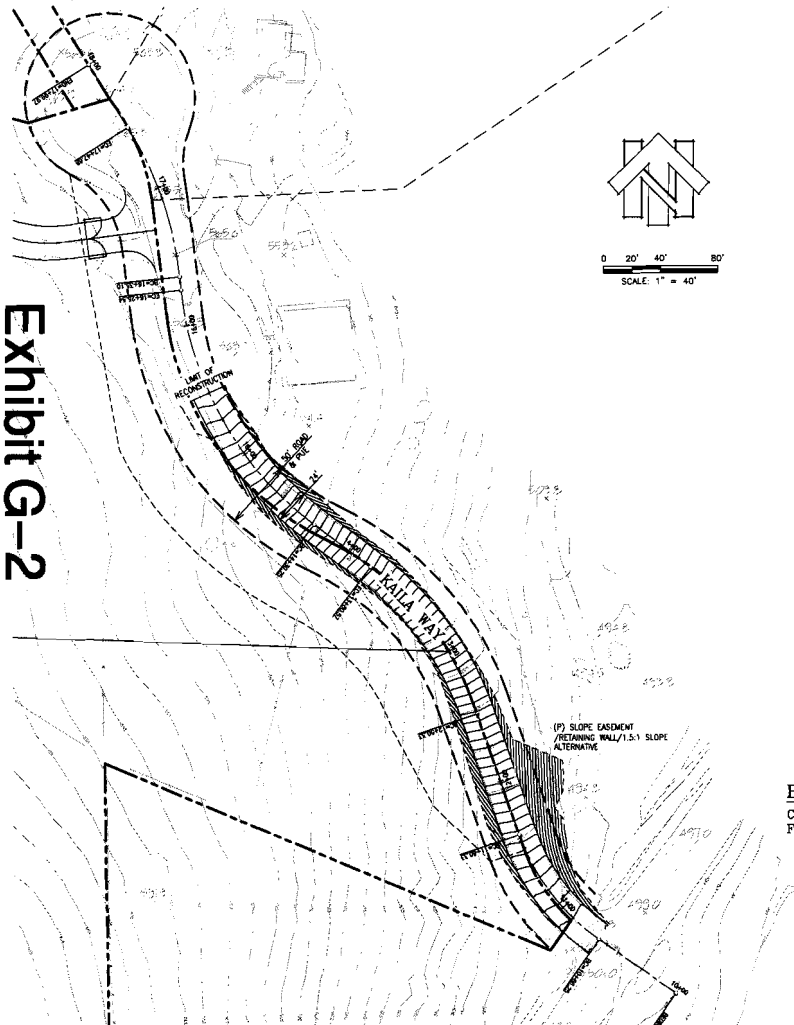
RECEIVED
PLANNING DEPARTMENT
JUL 31 2013

MIGIANELLA TM 07-1458

EXHIBIT X
 KAILA WAY RECONSTRUCTION
 COUNTY OF EL DORADO
 JULY, 2013

13 DEC 31 AM 10:12
 RECEIVED
 PLANNING DEPARTMENT

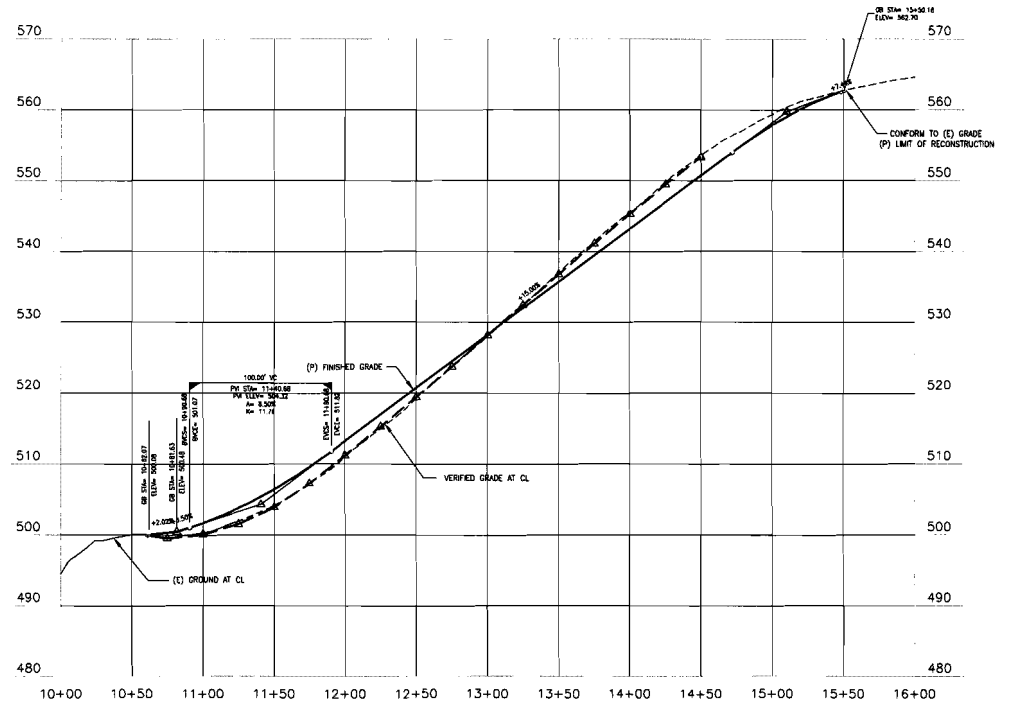
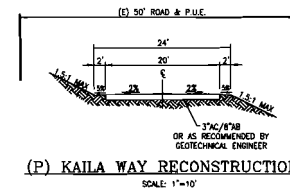
Exhibit G-2



EARTHWORK:
 CUT: 442 CY
 FILL: 428 CY

LEGEND:

- SUBDIVISION BOUNDARY
- LOT LINE
- ROAD EASEMENT & P.U.E.
- DAYLIGHT LINE
- XXX.XX APPROXIMATE SPOT ELEVATION
- - - - - BROW DITCH
- GRADE BREAK
- DRAINAGE CULVERT
- XXX.XX APPROXIMATE ROADWAY GRADE



cta Engineering & Surveying
 Civil Engineering - Land Surveying - Land Planning
 1001 S. Main Street, Suite 100, El Dorado, CO 80622
 Telephone: 303.841.1111

Previously approved Tentative Map

TENTATIVE SUBDIVISION MAP MIGINELLA

COUNTY OF EL DORADO, STATE OF CALIFORNIA

PROJECT NOTES

1. THIS TENTATIVE MAP IS BEING SUBMITTED TO THE COUNTY OF EL DORADO FOR RECORD AND TO BE SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY ENGINEER AND THE COUNTY PLANNING COMMISSION.

2. THE PROPERTY IS BEING SUBDIVIDED INTO LOTS AND TRACTS AS SHOWN ON THIS TENTATIVE MAP.

3. THE LOTS AND TRACTS ARE BEING SUBDIVIDED FOR THE PURPOSES OF THE SALE AND CONVEYANCE OF THE SAME.

4. THE LOTS AND TRACTS ARE BEING SUBDIVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CALIFORNIA STATUTES, AND THE REGULATIONS THEREUNDER.

5. THE LOTS AND TRACTS ARE BEING SUBDIVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CALIFORNIA STATUTES, AND THE REGULATIONS THEREUNDER.

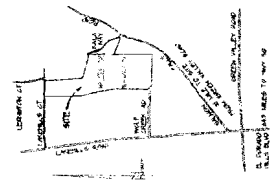
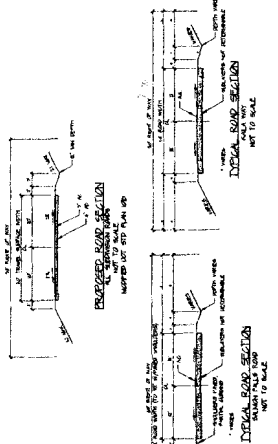
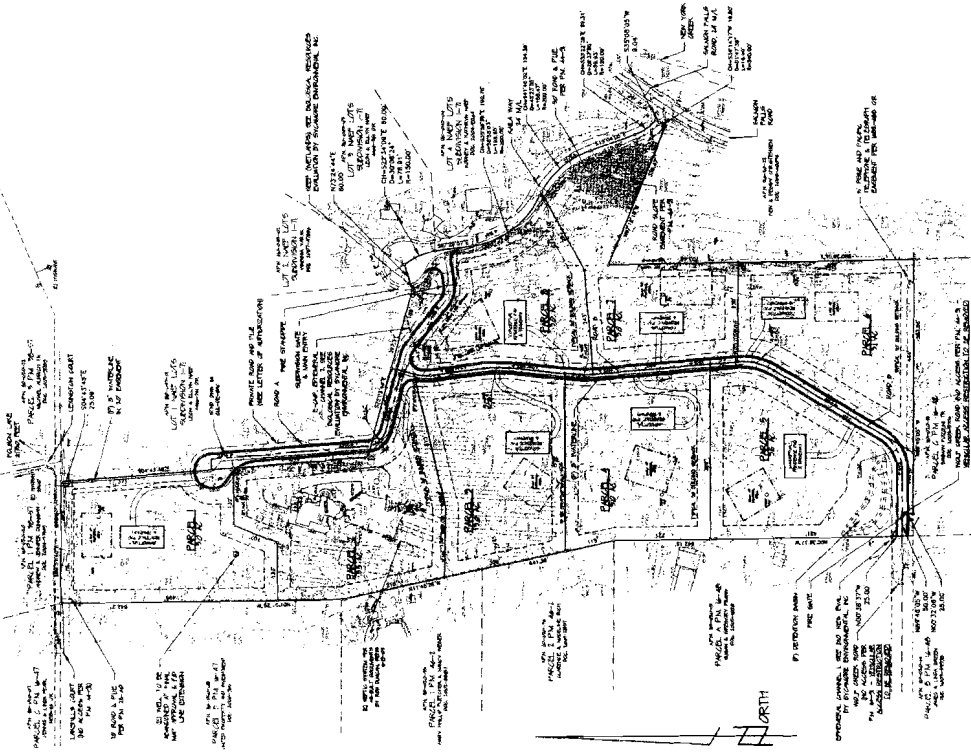
6. THE LOTS AND TRACTS ARE BEING SUBDIVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CALIFORNIA STATUTES, AND THE REGULATIONS THEREUNDER.

7. THE LOTS AND TRACTS ARE BEING SUBDIVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CALIFORNIA STATUTES, AND THE REGULATIONS THEREUNDER.

8. THE LOTS AND TRACTS ARE BEING SUBDIVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CALIFORNIA STATUTES, AND THE REGULATIONS THEREUNDER.

9. THE LOTS AND TRACTS ARE BEING SUBDIVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CALIFORNIA STATUTES, AND THE REGULATIONS THEREUNDER.

10. THE LOTS AND TRACTS ARE BEING SUBDIVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT, CALIFORNIA STATUTES, AND THE REGULATIONS THEREUNDER.



LEGEND

1. LOT

2. TRACT

3. ROADWAY

4. DIAPYCAL

5. UTILITY

6. EASEMENT

7. BOUNDARY

8. AREA

9. DIMENSION

10. NOTE

Exhibit H

PARCEL AREA	ACRES	SQ. FT.
1	1.23	66,600
2	1.45	79,000
3	1.67	91,400
4	1.89	103,800
5	2.11	116,200
6	2.33	128,600
7	2.55	141,000
8	2.77	153,400
9	2.99	165,800
10	3.21	178,200
11	3.43	190,600
12	3.65	203,000
13	3.87	215,400
14	4.09	227,800
15	4.31	240,200
16	4.53	252,600
17	4.75	265,000
18	4.97	277,400
19	5.19	289,800
20	5.41	302,200
21	5.63	314,600
22	5.85	327,000
23	6.07	339,400
24	6.29	351,800
25	6.51	364,200
26	6.73	376,600
27	6.95	389,000
28	7.17	401,400
29	7.39	413,800
30	7.61	426,200
31	7.83	438,600
32	8.05	451,000
33	8.27	463,400
34	8.49	475,800
35	8.71	488,200
36	8.93	500,600
37	9.15	513,000
38	9.37	525,400
39	9.59	537,800
40	9.81	550,200
41	10.03	562,600
42	10.25	575,000
43	10.47	587,400
44	10.69	599,800
45	10.91	612,200
46	11.13	624,600
47	11.35	637,000
48	11.57	649,400
49	11.79	661,800
50	12.01	674,200
51	12.23	686,600
52	12.45	699,000
53	12.67	711,400
54	12.89	723,800
55	13.11	736,200
56	13.33	748,600
57	13.55	761,000
58	13.77	773,400
59	13.99	785,800
60	14.21	798,200
61	14.43	810,600
62	14.65	823,000
63	14.87	835,400
64	15.09	847,800
65	15.31	860,200
66	15.53	872,600
67	15.75	885,000
68	15.97	897,400
69	16.19	909,800
70	16.41	922,200
71	16.63	934,600
72	16.85	947,000
73	17.07	959,400
74	17.29	971,800
75	17.51	984,200
76	17.73	996,600
77	17.95	1,009,000
78	18.17	1,021,400
79	18.39	1,033,800
80	18.61	1,046,200
81	18.83	1,058,600
82	19.05	1,071,000
83	19.27	1,083,400
84	19.49	1,095,800
85	19.71	1,108,200
86	19.93	1,120,600
87	20.15	1,133,000
88	20.37	1,145,400
89	20.59	1,157,800
90	20.81	1,170,200
91	21.03	1,182,600
92	21.25	1,195,000
93	21.47	1,207,400
94	21.69	1,219,800
95	21.91	1,232,200
96	22.13	1,244,600
97	22.35	1,257,000
98	22.57	1,269,400
99	22.79	1,281,800
100	23.01	1,294,200



MIGINELLA TENTATIVE SUBDIVISION MAP



El Dorado Hills Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2013 Board Chair
John Hidahl
Vice Chair
Jeff Haberman
Secretary
Kathy Prevost

September 13, 2013

El Dorado County Planning Services
Attn: Gina Paolini, Project Planner
2850 Fairlane Court
Placerville, CA 95667

Subject: TM 07-1458-R-MIGIANELLA – A tentative map revision to add phasing plan, revised lot lines and areas, circulation changes, and oak canopy revisions. The request included a two year time extension.

The full APAC committee met on September 11th to review the project. The proponent was not present, so the subcommittee presented the project and their recommendation for support based upon the subcommittee's letter dated September 9th. APAC voted 6-0 to **support the proposed project changes, including the time extension.**

APAC appreciates having the opportunity to comment on this project. If you have any question about any of the responses expressed here, please contact Norm Rowett subcommittee chair at arowett@pacbell.net or 916-933-2211 and John Hidahl, APAC Chairman at Hidahl@aol.com or 916-933-2703.

Sincerely,

John

John Hidahl,
APAC Chairman

Cc: APAC file

Exhibit I

Exhibit J-1



Kaila Way encroachment onto Salmon Falls Road..



Encroachment from Kaila Way to project parcel.



Encroachment from Kaila Way to project parcel.



Proposed Driveway C encroachment location from Kaila Way to Lot 2.

Exhibit J-2



Standing at the top of the existing driveway near the west parcel boundary looking east-southeast.



Existing gated entrance.

Standing at midway point of the existing driveway looking southeast.

Road B entrance..

