

## **FROM THE PLANNING COMMISSION MINUTES OF NOVEMBER 13, 2014**

### **AGENDA ITEMS**

- 7. (14-1500)** Hearing to consider request to revise an approved 24 lot tentative map to add a phasing plan and reduce the paved road width to 28 feet [Tentative Map Revision TM05-1395-R/La Caille Estates Subdivision]\*\* on property identified by Assessor's Parcel Number 070-072-44, consisting of 36.51 acres, in the Shingle Springs community region, submitted by Orbis Financial; and staff recommending the Planning Commission take the following actions:
- 1) Certify that the project is exempt from further CEQA review pursuant to Section 15162 of the CEQA Guidelines; and
  - 2) Approve Tentative Map Revision TM05-1395-R, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

Joe Prutch presented the item to the Commission with a recommendation for approval. He stated that the Staff Report (pages 1 and 4) erroneously referenced the project as being exempt from CEQA when it was actually tiering off of a previously adopted Mitigated Negative Declaration. He read into the record the correct language to use for staff's recommended action #1.

Olga Sciorelli, applicant's agent, made the following comments:

- A vertical curb will be used and not a rolled curb;
- Project is essentially the same;
- Phasing was added for financial reasons;
- Request for a decrease in road width as it was unclear why project was conditioned for a 40 foot road in the original project;
- Emergency Vehicle Access (EVA) would be removed after Phase 4 is completed, but the road is an existing driveway to an existing home; and
- Spoke on the different phases.

Dave Spiegelberg, Transportation, referred to Condition #39 which addressed access during the phases.

Judith Potor made the following comments:

- Lives directly across from project;
- Unaware that 24 lots were scheduled for that area until she received the notice for the proposed revision to the project;
- Concerned on the environmental impact (i.e., wildlife crossing, creek area);
- Has lived there since 1997 and Ponderosa High School students historically park on Meder Road;
- Meder Road is already heavily traveled due to the high school and a 24-lot subdivision would impact the road even more; and
- Questioned what steps Transportation and the subdivision have taken to address safety.

Pat Zurita (?) made the following comments:

- Lives by Meder Road;
- Great deal of traffic already on Meder Road and there have been several accidents where cars have run into the fences;
- Another access point is needed other than Meder Road;
- Car speed is a factor on Meder Road;
- Surprised no environmental impact since there is a creek and wildlife crossings in that area; and
- Transportation and the Fire Department should re-assess the access points.

Bill Swars made the following comments:

- Backs up to Reslear;
- Purchased property in 2009;
- Reslear is unpaved and is concerned on dust mitigation if the road remains unpaved; and
- Reslear is a private road and law enforcement has stated that the speed limit cannot be enforced on private roads.

Ms. Sciorelli made the following rebuttal comments:

- Road improvements to Meder Road were done in 2007, which included widening the road and providing two encroachments;
- Mitigation measures fall under General Plan Policy 7.4.4.4, Option A, and all roadways have been cleared;
- Reslear will unlikely be used by the construction crews and it will not be paved;
- Reslear is a gravel road to Lot 15 and it is not for daily use as it is an Emergency Vehicle Access; and
- Will inform crew during pre-construction meeting that Reslear is an Emergency Vehicle Access.

Martin Boone, applicant, stated that they have been approached by County and private environmentalists to acquire land, which is why they want to phase the project, which would allow them to keep their options open.

Fire Marshall Mike Lilienthal, El Dorado Hills Fire Department, stated that although this is not under his jurisdiction, he made the following general comments in response to Commissioner Stewart's inquiries:

- Spoke on Emergency Vehicle Access requirements; and
- Spoke on access points from a Fire Department's point of view.

Chair Mathews closed public comment.

Commissioner Stewart made the following comments:

- Voiced concern on eliminating sidewalks;
- People are going to park on the streets regarding of signs prohibiting it; and
- Either keep the sidewalks or don't reduce the roads as requested.

Chair Mathews stated he is not a fan of sidewalks and that there is a push to reduce road widths in order to reduce car speeds.

There was no further discussion.

**Motion: Commissioner Mathews moved, seconded by Commissioner Shinault, and carried (4-1), to take the following actions: 1) Find the previously adopted Mitigated Negative Declaration to be an adequate environmental review for the proposed revision to TM05-1395 pursuant to Section 15162 of the CEQA Guidelines; and 2) Approve Tentative Map Revision TM05-1395-R, based on the Findings and subject to the Conditions of Approval as presented.**

**AYES:        Ridgeway, Heflin, Shinault, Mathews**  
**NOES:        Stewart**

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