



## Legislation Text

---

**File #:** 09-0501, **Version:** 1

---

Hearing to consider the recommendation of the Planning Commission on Rezone Z07-0043/Tentative Subdivision Map TM07-1458/Miginella on property identified by APNs 110-020-30 and -32, consisting of 25.04 acres, in the El Dorado Hills area, submitted by Shan Nejatian and Marie Mitchell; and recommending the Board 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 listed in Attachment 1;
- (3) Approve Z07-0043 rezoning APNs 110-020-30 and -32 from Estate Residential Ten-Acre (RE-10) to Three-Acre Residential (R3A) based on the findings listed in Attachment 1;
- (4) Approve TM07-1458 based on the findings and subject to the conditions listed in Attachment 1;
- (5) Approve the following design waivers since appropriate findings have been made:
  - (a) To allow the on-site roads to be improved to a Modified 101B standard with a 20-foot travel lane width and 2-foot shoulders within a 50 foot right-of-way; and
  - (b) To allow the off-site improvements to Wolf Creek Road to be improved to a Modified 101B standard with a 20-foot travel lane width and 2-foot shoulders within the existing 50-foot right-of-way; and
- (6) Adopt Ordinance for said rezone. (Supervisory District I)

Background: Request to consider Rezone Z07-0043/Tentative Subdivision Map TM07-1458/Miginella submitted by SHAN NEJATIAN and MARIE MITCHELL (Agent: Gene Thorne and Associates, Inc.) to rezone from Estate Residential Ten-Acre (RE-10) to Three-Acre Residential (R3A); and tentative subdivision map to create eight residential parcels, ranging in size from 3 to 3.5 acres, with the following two Design Waivers: (1) Allow the on-site roads to be improved to a Modified 101B standard with a 20-foot travel lane width and 2-foot shoulders within a 50 foot right-of-way; and (2) Allow the off-site improvements to Wolf Creek Road to be improved to a Modified 101B standard with a 20-foot travel lane width and 2-foot shoulders within the existing 50-foot right-of-way. The property, identified by Assessor's Parcel Numbers 110-020-30 and -32, consisting of 25.04 acres, is located on the west side of Kaila Way, approximately 600 feet north of the intersection with Salmon Falls Road in the El Dorado Hills area, Supervisory District I. (Mitigated negative declaration prepared)

These applications were considered by the Planning Commission on March 26, 2009, and were unanimously (5-0) recommended for approval. The minutes from this meeting are attached.

Contact: Roger P. Trout (5369)/Pierre Rivas (5841)