



**EL DORADO HILLS  
AREA PLANNING ADVISORY COMMITTEE  
1021 HARVARD WAY  
EL DORADO HILLS, CA 95762**

**2007 BOARD  
Chair  
NORB WITT (916) 939-6666  
Vice Chair  
JOANNE DAVIS (916) 941-3654  
Secretary/Treasurer  
KATHY PREVOST (530) 672-6836**

December 11, 2007

El Dorado County Planning Services  
2850 Fairlane Court  
Placerville, CA 95667

Attention: Mel Pabalinas, Project Planner

Subject: P.D. 07-0029 & T.M. 07-1457 – Serrano Associates LLC

Dear Mr. Pabalinas:

The El Dorado Hills Area Planning Advisory Committee met on November 14, 2007, to consider the subject request for subdivision map and planned development. A subsequent letter was emailed on November 15, 2007, which included some information that was not part of the specific motion made on this project. We apologize for any inconvenience to the process at the County. Motion was made by Norm Rowett, 2<sup>nd</sup> by Joanne Davis and full Committee in attendance (Kathy Prevost, Harriett Segel, John Thompson)voted in the affirmative.

This letter is to correct the November 15, 2007, letter with the following:

After a presentation by the applicant and comments from the public, APAC recommends approval of the application with the following concerns:

- (1) APAC recommends that the Applicant "minimize," to the extent possible, the three-story residences along the eastern and southern boundaries of neighboring Bridlewood Canyon.
- (2) APAC is concerned about the future design of Bass Lake Road and its impact on the existing and future neighbors. APAC requested that the Applicant and DOT return with the proposed design for Bass Lake Road at a future APAC meeting. The project Applicant along with DOT has agreed to this in order to keep APAC aware of any future traffic solutions.

APAC would appreciate the opportunity to review any subsequent resubmission of this project.

Sincerely,

Norb Witt  
Chairman

Joanne Davis  
Vice-Chairman

Cc: Supervisor District 1, Rusty Dupray

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PLANNING DEPARTMENT



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November 15, 2007

El Dorado County Planning Services  
2850 Fairlane Court  
Placerville, CA 95667

Attention: Mel Pabalinas, Project Planner

Subject: P.D. 07-0029 & T.M. 07-1457 -- Serrano Associates L.L.C.

Dear Sir,

The El Dorado Hills Area Planning Advisory Committee met on November 14, 2007, to consider the subject request for subdivision map and planned development.

After a presentation by the applicant and comments from the public, APAC recommends approval of the application with the following limitations:

(1) APAC is concerned that the proposed three-story residences along the eastern and southern boundaries of the project, coupled with the short setback from the neighboring Bridlewood Canyon boundary, would create substantial visual impact and would be inconsistent with the policies set forth in the El Dorado Hills Specific Plan.

First, the design guidelines in the Specific Plan provide that "buildings in general shall be limited to two stories except where topography allows higher structures to be built without causing a significant visual impact" (Appendix B, Design Guidelines, Section 2.1.a). APAC is concerned that three-story dwellings built along the project's boundary with Bridlewood Canyon could have a significant negative visual impact. APAC recommends that no three-story buildings be built along the project's immediate boundary with Bridlewood Canyon.

Second, several Committee members noted that the Specific Plan provides for the matching of lot densities along the eastern boundary of the Specific Plan area (Section 2.4, Location of Dwelling Unit Types). They are concerned that the "six-pack" residence design coupled with the fifteen-foot setback currently proposed could create an inconsistent density along the proposed development's boundary with Bridlewood Canyon.

(2) APAC is concerned that the traffic circulation pattern for the proposed project provides that future residents may make unregulated left turns across Bass Lake Road to enter or leave the project. The Committee is concerned that Bass Lake Road is becoming a well-traveled road, and such left turns may be hazardous. APAC recommends that the County Department of Transportation to do a very thorough review of the left-turn traffic pattern associated with entering and exiting the proposed project.

APAC would appreciate the opportunity to review any subsequent resubmission of this project.

Sincerely,

Kathy Prevost  
Secretary/Treasurer