

FROM THE PLANNING COMMISSION MINUTES OF JULY 28, 2016

AGENDA ITEMS

- 2. 16-0758** Hearing to consider a request for the Serrano Village J, Lot H project [Tentative Subdivision Map Time Extension TM10-1498-E] for six one-year time extensions to the approved tentative map creating 83 attached residential lots, resulting in a new expiration date of July 28, 2022 on property identified by Assessor's Parcel Numbers 123-370-01, 123-370-03, and 123-280-10, consisting of 25.27 acres, in the El Dorado Hills area, submitted by Serrano Associates, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report (EIR) or an Addendum to the existing El Dorado Hills Specific Plan EIR, adopted by the Board of Supervisors on July 18, 1988, as described in the CEQA Findings; and
 - 2) Approve TM10-1498-E extending the expiration of the approved tentative map for a total of six years to July 28, 2022 based on the Findings and subject to the Conditions of Approval as presented. (Supervisory District 1)

Mel Pabalinas presented the item to the Commission with a recommendation for approval. He stated that the three public comments staff received and had been forwarded to the Commission for their review.

Chair Stewart inquired on the type and extent of review conducted for the 2011 approval.

Kirk Bone, applicant's agent, presented a brief history of the site and provided the reason for the time extension request.

Brent Dennis, El Dorado Hills CSD General Manager, supported the request.

Chair Stewart closed public comment.

There was discussion between the Commission and County Counsel on whether projects were impacted by changes made to the Zoning Ordinance or General Plan or voter-approved measures after the project was approved.

There was no further discussion.

Motion: Commissioner Miller moved, seconded by Commissioner Shinault, and carried (5-0), to take the following actions: 1) Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report (EIR) or an Addendum to the existing El Dorado Hills Specific Plan EIR, adopted by the Board of Supervisors on July 18, 1988, as described in the CEQA Findings; and 2) Approve TM10-

1498-E extending the expiration of the approved tentative map for a total of six years to July 28, 2022 based on the Findings and subject to the Conditions of Approval as presented.

AYES: Hansen, Williams, Shinault, Miller, Stewart

NOES: None

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