

FROM THE PLANNING COMMISSION MINUTES OF JULY 28, 2016

AGENDA ITEMS

4. 09-0825 Hearing to consider a request for the Cameron Hills Tentative Subdivision Map project [Tentative Subdivision Map Time Extension TM08-1473-E] for six one-year time extensions to the approved tentative map creating 41 detached residential lots, resulting in a new expiration date of July 21, 2022 on property identified by Assessor's Parcel Number 116-010-04, consisting of 20.13 acres, in the Cameron Park area, submitted by MCP Properties, LLC; and staff recommending the Planning Commission take the following actions:

1) Determine 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 Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on July 21, 2009, as described in the CEQA Findings; and

2) Approve TM08-1473-E extending the expiration of the approved tentative map for a total of six years to July 21, 2022 based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 2)

Mel Pabalinas presented the item to the Commission with a recommendation for approval.

Olga Sciorelli/CTA Engineering & Surveying, applicant's agent, stated that this was an infill project and spoke on the challenges the project has faced, which has caused the applicant to request the time extensions.

James Mearns made the following comments:

- Lives adjacent to site;
- Requested the Commission to look at time durations less than 6 years;
- Area is in a different situation that when the original project was approved;
- Need for high density infill project has decreased as the conditions of the economy have changed; and
- Spoke on the required building codes that would change the character of the neighborhood.

Sue Williams made the following comments:

- Lives near the site;
- Fire season is upon us and again no fire abatement has been done on the property and extending the project will just exacerbate this problem; and
- When property was cleared, the wildlife invaded the nearby properties.

Mr. Pabalinas stated that the applicant is required to comply with wildfire regulations and spoke on fire abatement.

Ms. Sciorelli spoke on the lot size and density of nearby parcels and how it compared to the project site which has a General Plan land use designation of High Density. She also spoke on the required Fire Safe Mitigation Plan and sprinklered systems.

Patrick McNamara, applicant, commented that weed abatement had recently been conducted on the site. He also stated that each year he is contacted by a neighbor regarding fire abatement on the property.

Chair Stewart closed public comment.

There was no further discussion.

Motion: Commissioner Miller moved, seconded by Commissioner Hansen, and carried (5-0), to take the following actions: 1) Determine 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 Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on July 21, 2009, as described in the CEQA Findings; and 2) Approve TM08-1473-E extending the expiration of the approved tentative map for a total of six years to July 21, 2022 based on the Findings and subject to the Conditions of Approval as presented.

AYES: Williams, Shinault, Hansen, Miller, Stewart

NOES: None

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