

FROM THE PLANNING COMMISSION MINUTES OF MAY 26, 2016

AGENDA ITEMS

4. 09-0052 Hearing to consider a request for the Indian Creek project [Tentative Map Extension TM08-1472-E] for five one-year time extensions to the approved tentative map creating 74 residential lots, resulting in a new expiration date of February 3, 2021 on property identified by Assessor's Parcel Numbers 327-060-03, 327-060-04, 327-060-08, 327-060-10, 327-060-11, 327-060-12, 327-080-04, and 327-020-010, consisting of 182 acres, in the Placerville area, submitted by Echo Lane Investors, 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 February 3, 2009, as described in the CEQA Findings; and

2) Approve TM08-1472-E extending the expiration of the approved tentative map for a total of five years to February 3, 2021, based on the Findings and subject to the Conditions of Approval as presented.

(Supervisorial District 3)

Mel Pabalinas presented the item to the Commission with a recommendation for approval. He stated that no public comments had been received.

Cindy Schaffer, applicant, provided a brief history of the project and the reason for the time extension request.

Chair Stewart inquired on the traffic as it related to the Mitigated Negative Declaration. County Counsel Livingston reminded the Commission that once a project is originally approved, it becomes part of the "state of affairs" for future travel models.

Dave Spiegelberg, Transportation, stated that this request was for a time extension and the area has not substantially changed in the last 10 years.

Tom Marshall, representing the Sayoma Lane Homeowners Association, made the following comments:

- They are the most impacted by this development and they embrace the project and hope it moves forward; and
- Applicant has been a great neighbor.

Chair Stewart closed public comment.

Ms. Schaffer stated that once a project is in the system, it becomes part of the County's baseline assumptions.

Commissioner Hansen felt the applicant had been very diligent and the map deserves to be extended as requested.

Chair Stewart clarified that his concern on the traffic was on the CEQA requirement for the County.

There was no further discussion.

Motion: Commissioner Hansen moved, seconded by Commissioner Miller, and carried (4-0), 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 February 3, 2009, as described in the CEQA Findings; and 2) Approve TM08-1472-E extending the expiration of the approved tentative map for a total of five years to February 3, 2021, based on the Findings and subject to the Conditions of Approval as presented.

AYES: Shinault, Miller, Hansen, Stewart
NOES: None
ABSENT: Williams

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