

FROM THE PLANNING COMMISSION MINUTES OF JULY 9, 2015

AGENDA ITEMS

- 4. 15-0761** Hearing to consider a revision to approved Carson Creek Unit 2 Tentative Subdivision Map [Tentative Map Revision TM06-1428-R/Carson Creek Unit 2 Revision]** for 634 residential lots consisting of the following modifications: 1) Modify approved Phasing Plan; 2) Re-design alley-load residential lots with standard front load street frontage; 3) Realignment of on-site trail at Lot G Park; 4) Relocate sewer lift station lot; 5) Addition of landscape lots along Promenade area; 6) Eliminate the roadway loop at the southern portion of the project area and replace it with the roadway stubs and fire department turn-around(s) and; 7) Eliminate Condition of Approval No. 31 involving a 30-acre regional park on property identified by Assessor's Parcel Numbers 117-570-10, 117-570-11, 117-570-14, and 117-570-15, consisting of 299.96 acres, in the El Dorado Hills area, submitted by Carson Creek El Dorado, LLC; and staff recommending the Planning Commission take the following actions:
- 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and
 - 2) Approve Revision to Carson Creek Phase 2, Unit 2 Tentative Subdivision Map TM06-1428-R based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 2)

Mel Pabalinas presented the item to the Commission with a recommendation of approval. He also conducted a PowerPoint presentation. Mel also made a request to edit Condition 47, Table 1, fifth column, second row in reference to Carson Crossing Drive to read as follow: 35 MPH.

Don Barnett, on behalf of Lennar Homes, stated the following:

- Minor revisions being requested for engineering issues; and
- The regional park is the same issue as discussed previously (in reference to agenda item 3).

Commissioner Pratt questioned the access paths to get to the trail. Don Barnett stated that there are multiple pedestrian access paths available from all directions.

Commissioner Miller questioned the sidewalks. Commissioner Pratt agreed with Commissioner Miller and questioned the project circulation on the plans since no new design waivers have been requested. Don Barnett stated they have widened the right-of-way and widened the detached pedestrian walkway.

Chair Stewart closed public comment.

Chair Stewart noted that he did not want to see Condition 31 removed at this time.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Heflin, and carried (3-1), to take the following actions: 1) Certify the project to be Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines; and 2) Approve Revision to Carson Creek Phase 2, Unit 2 Tentative Subdivision Map TM06-1428-R based on the Findings and subject to the Conditions of Approval amended as follows: (a) modify Condition 47, Table 1, fifth column, second row to read as follows: 35 MPH.

AYES: Miller, Heflin, Pratt

NOES: Stewart

ABSENT: Shinault

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