

FROM THE PLANNING COMMISSION MINUTES OF FEBRUARY 13, 2014

3. (14-0163) Hearing to consider request for time extensions to approved tentative maps for four years [Tentative Map Time Extensions TM95-1298E-4 and TM95-1299E-4/Marble Valley] on property identified by APNs 119-020-56, 119-020-57, 119-030-13, 119-030-14, 119-030-15, 119-030-16, 119-030-17, 119-030-18, 119-030-19, 119-330-01 and 087-200-74, consisting of 2,342 acres, in the El Dorado Hills area, submitted by Marble Valley Company, LLC (Agent: Kirk Bone); and staff recommending the Planning Commission take the following actions:

- 1) Find the certified Marble Valley Tentative Subdivision Map EIR to be an adequate environmental review document for this time extension; and
- 2) Approve TM95-1298E and TM95-1299E extending the map for a total of four years with a revised expiration date of February 10, 2018 based on the Findings and subject to the Conditions of Approval. (Supervisory District 2)

Mel Pabalinas presented the item to the Commission with a recommendation for approval. He identified a minor edit to Condition 10. There was a reference to Condition 8, which should have been Condition 9 due to renumbering. Mr. Pabalinas stated that one written public comment was received late yesterday.

County Counsel David Livingston stated that this was not an opportunity to impose new conditions on a map extension.

Kirk Bone/applicant's agent concurred with the Staff Report and believed that the conditions already resolved the concerns identified in the public comment.

Kathleen Newell, Shingle Springs resident, asked the Commission to kill the project as it would not be a rural community and would be going into Shingle Springs.

Peter Maurer stated that this was already an approved map.

Chair Mathews closed public comment.

Commissioner Stewart made the following inquiries:

- Clarification requested on the expiration date;
- Clarification on the policy regarding map extensions (i.e., have they ever been denied; why short extension dates);
- Questioned if environmental document was still valid since the oak tree mitigation plan had changed since then; and
- Inquired that since the traffic study was done many years ago, was the projection accurate based on current conditions.

In response to Commissioner Stewart's question as to why the map extension shouldn't be denied, Mr. Bone stated that the other project was not yet approved.

Commissioner Stewart stated that he would support this based on staff's decision regarding the traffic analysis.

There was no further discussion.

Motion: Commissioner Pratt moved, seconded by Commissioner Shinault, and carried (5-0), to take the following actions: 1) Find the certified Marble Valley Tentative Subdivision Map EIR to be an adequate environmental review document for this time extension; and 2) Approve TM95-1298E and TM95-1299E extending the map for a total of four years with a revised expiration date of February 10, 2018 based on the Findings and subject to the Conditions of Approval as modified: (a) Amend Condition 10 to reference Condition 9.

AYES: Stewart, Pratt, Heflin, Shinault, Mathews

NOES: None

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