

FROM THE PLANNING COMMISSION MINUTES OF NOVEMBER 13, 2014

AGENDA ITEMS

8. (14-1501) Hearing to consider request to revise an approved tentative map to reduce the number of residential lots from 111 to 105 and revise the phasing plan [Tentative Map Revision TM06-1409-R/West Valley Village Lots 6 and 7 Subdivision]** on property identified by Assessor's Parcel Numbers 118-570-02 and 118-570-03, consisting of 5.78 acres, in the El Dorado Hills area and within the Valley View Specific Plan, submitted by MJM Properties LLC and Ardor Consulting Corporation; and staff recommending the Planning Commission take the following actions:

- 1) Certify that the project is exempt from further CEQA review pursuant to Section 15162 of the CEQA Guidelines; and
 - 2) Approve Tentative Map Revision TM06-1409-R, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 2)

Joe Prutch presented the item to the Commission with a recommendation for approval. He stated that the Staff Report (pages 1 and 5) erroneously referenced the project as being exempt from CEQA when it was actually tiering off of a previously adopted Environmental Impact Report. He read into the record the correct language to use for staff's recommended action #1.

Larry Ito/Ardor Consulting, applicant, explained that during the grading phase for the areas of the subdivision that had been finalized, they discovered issues that would require blasting. That is what prompted their request to reduce the number of lots.

Chair Mathews closed public comment.

There was no further discussion.

Motion: Commissioner Heflin moved, seconded by Commissioner Stewart, and carried (5-0), to take the following actions: 1) Find the previously adopted Environmental Impact Report to be an adequate environmental review for the proposed revision to TM06-1409 pursuant to Section 15162 of the CEQA Guidelines;; and 2) Approve Tentative Map Revision TM06-1409-R, based on the Findings and subject to the Conditions of Approval as presented.

AYES: Ridgeway, Shinault, Stewart, Heflin, Mathews

NOES: None

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