

FROM THE PLANNING COMMISSION MINUTES OF MAY 12, 2016

AGENDA ITEMS

- 3. 09-1259** Hearing to consider a request for six one-year time extensions to an approved Tentative Subdivision Map (Tentative Map Time Extension TM06-1421-E/Diamante Estates Tentative Map) to create 19 residential lots on property identified by Assessor's Parcel Number 126-100-24, consisting of 113.1 acres, in the El Dorado Hills area, submitted by Omni Financial; 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 October 27, 2009, as described in the CEQA Findings; and
 - 2) Approve TM06-1421-E extending the expiration of the approved tentative map for a total of six years to October 27, 2022, based on the Findings and subject to the Conditions of Approval as presented.
- (Supervisory District 4)

Rob Peters presented the item to the Commission with a recommendation for approval.

Roger Trout responded to Chair Stewart's inquiry on if there would be any impacts from community plans since the time extension date would be pushed out so far.

Olga Sciorelli of CTA Engineering & Surveying, applicant's agent, stated that the six 1-year time extensions were needed to complete the LAFCO process and also referenced Exhibit H which identified the required road improvements.

Erica Brinitzer of Alto, LLC, supported the applicant's request and spoke on the benefits to others if the time extensions are granted.

Marshall Cox, El Dorado Hills Fire Marshall, stated that the Conditions of Approval were more likely developed in 2009, which is why Condition #19 appeared to have some outdated language. He also had some concerns on timing in regards to Condition #24.

Mr. Trout spoke on Condition #24 which pertained to a Fire Safe Plan and was comfortable with the representation of what was required. In regards to Condition #19, he stated that the Building Code has changed since the original approval and staff and the Fire Department would analyze the subdivision regarding the fire sprinklers. Mr. Trout spoke on a tentative map vs a final map and what is addressed at certain points.

Discussion ensued between the Commission and staff on suggested language for Condition #19.

Chair Stewart closed public comment.

Ms. Sciorelli spoke on the development process in regards to water and creating lots. She stated that they would be required to follow certain regulations and codes, so the wording for Condition #19 was not a significant issue for them.

Mr. Trout read into the record proposed language for Condition #19.

There was no further discussion.

Motion: Commissioner Miller moved, seconded by Commissioner Williams, 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 October 27, 2009, as described in the CEQA Findings; and 2) Approve TM06-1421-E extending the expiration of the approved tentative map for a total of six years to October 27, 2022, based on the Findings and subject to the Conditions of Approval as amended: (a) Modify Condition #19 as read into the record.

AYES: Hansen, Shinault, Williams, Miller, Stewart

NOES: None

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