



## Legislation Details (With Text)

<b>File #:</b>	18-1085	<b>Version:</b>	1
<b>Type:</b>	Agenda Item	<b>Status:</b>	Approved
<b>File created:</b>	7/5/2018	<b>In control:</b>	Planning Commission
<b>On agenda:</b>	8/9/2018	<b>Final action:</b>	8/9/2018
<b>Title:</b>	<p>Hearing to consider a time extension request for the Shinn Ranch project (Tentative Subdivision Map Time Extension TM07-1441-E-2) for three one-year time extensions to the approved tentative map resulting in a new expiration date of December 4, 2021 on property identified by Assessor's Parcel Numbers 319-260-89, 331-070-01, 331-620-04, 331-620-05, 331-620-13, 331-620-18, 331-620-29, and 331-620-30, consisting of 182.9 acres, in the El Dorado area, submitted by Silverado Homes, Inc.; and staff recommending the Planning Commission take the following actions:</p> <p>1) Determine that pursuant to the California Environmental Quality Act 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 December 4, 2007; and</p> <p>2) Approve TM07-1441-E extending the expiration of the approved tentative map for a total of three years to December 4, 2021, based on the Findings and subject to the original Conditions of Approval as presented.</p> <p>(Supervisory District 3)</p>		
<b>Sponsors:</b>			
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-F, 5. E - Proof of Publication-Mountain Democrat, 6. F - Staff Memo 08-08-18 (Public Comments Received), 7. Public Comment Rcvd 08-07-18, 8. Public Comment Rcvd 08-06-18, 9. FINAL Findings, 10. FINAL Conditions of Approval, 11. RECEIPT Notice of Exemption, 12. FILED-Notice of Exemption		

Date	Ver.	Action By	Action	Result
8/9/2018	1	Planning Commission	Approved	Pass

Hearing to consider a time extension request for the Shinn Ranch project (Tentative Subdivision Map Time Extension TM07-1441-E-2) for three one-year time extensions to the approved tentative map resulting in a new expiration date of December 4, 2021 on property identified by Assessor's Parcel Numbers 319-260-89, 331-070-01, 331-620-04, 331-620-05, 331-620-13, 331-620-18, 331-620-29, and 331-620-30, consisting of 182.9 acres, in the El Dorado area, submitted by Silverado Homes, Inc.; and staff recommending the Planning Commission take the following actions:

1) Determine that pursuant to the California Environmental Quality Act 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 December 4, 2007; and

2) Approve TM07-1441-E extending the expiration of the approved tentative map for a total of three years to December 4, 2021, based on the Findings and subject to the original Conditions of Approval as presented.

(Supervisory District 3)

### DISCUSSION / BACKGROUND

Request to consider Tentative Subdivision Map Time Extension TM07-1441-E-2/Shinn Ranch submitted by Silverado Homes, Inc. for three one-year time extensions to approved Tentative Map

TM07-1441-R creating 143 residential lots, resulting in a new expiration date of December 4, 2021. The property, identified by Assessor's Parcel Numbers 319-260-89, 331-070-01, 331-620-04, 331-620-05, 331-620-13, 331-620-18, 331-620-29, and 331-620-30, consisting of 182.9 acres, is located on the south side of Mother Lode Drive, east of the intersection with Kingvale Road, in the El Dorado area, Supervisorial District 3. (County Planner: Evan Mattes) (Previously Adopted Mitigated Negative Declaration)

A Staff Report is attached.

## **CONTACT**

Evan Mattes

Community Development Services, Planning and Building Department