

## ATTACHMENT A: FINDINGS

### **1.0 CEQA FINDINGS**

- 1.1 The Planning Commission finds that the previous environmental documents prepared for the project, 95-EIR-01 and the Addendum to 95-EIR-01 dated February 25, 2005 may be used to fulfill the environmental review requirements for the extension of time for this project, 07TEX-00000-00020. No impacts previously found to be insignificant are now significant, as noted in the Planning Commission action letter dated April 18, 2005. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15162, preparation of a new EIR, Addendum, or Negative Declaration is not necessary. This finding reflects the independent judgment of the Planning Commission.

### **2.0 ADMINISTRATIVE FINDINGS**

Neither the State Government Code nor the County Subdivision Ordinance requires particular findings to be made in connection with approval of a time extension for a map. It is staff's practice to review the findings that were made when the project was originally approved to confirm that circumstances have not changed and that these findings remain applicable. As noted in Sections 5.0 and 6.0 of the attached staff report, the project description has not significantly changed and the applicable standards for project review and for future development on the project site also remain essentially unchanged from the time the project was previously reviewed for an extension of time. All previous conditions of approval of this project remain applicable.