

**EL DORADO COUNTY DEVELOPMENT SERVICES
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of: March 20, 2024

Staff: Benjamin Koff

TENTATIVE PARCEL MAP TIME EXTENSION

FILE NUMBER: P-E23-0002/Robert J. Mathews Parkway Time Extension

APPLICANT/OWNER: CSS Properties, LLC

AGENT: CSS Properties, LLC

REQUEST: Request for two (2), one-year time extensions to approved Tentative Parcel Map P18-0010 creating four (4) parcels, resulting in a new expiration date of November 6, 2025.

LOCATION: On the west side of Robert J. Mathews Parkway, approximately zero (0) feet north of the intersection with Investment Boulevard, in the El Dorado Hills area, Supervisorial District 2 (Exhibit A).

APN: 117-084-016 (Exhibit B)

ACREAGE: 3.76 acres

GENERAL PLAN: Research and Development (R&D) (Exhibit D)

ZONING: Research and Development with a Design Review Community Combining Zone (R&D-DC) (Exhibit C)

ENVIRONMENTAL DOCUMENT: Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 of the CEQA Guidelines (Minor Land Divisions)

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find Tentative Parcel Map Time Extension P-E23-0002 Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines; and

2. Approve Tentative Parcel Map Time Extension P-E23-0002, extending the expiration date of the approved Tentative Parcel Map by two (2) one-year periods, to November 6, 2025, based on the Findings and subject to the original Conditions of Approval as presented.

EXECUTIVE SUMMARY

On November 6, 2019, the Zoning Administrator found Tentative Parcel Map P18-0010 Categorically Exempt pursuant to Section 15315, Minor Land Divisions, and 15304(f), Minor Alterations to Land, of the CEQA Guidelines. Tentative Parcel Map P18-0010 proposes to create four (4) new parcels ranging in size from .86 acre to 1.04 acres from the existing 3.76-acre parcel. The existing lot is zoned Research and Development (R&D) and is currently fully developed with four (4) 11,500-square-foot buildings as well as associated parking, landscaping, and utilities. No development is proposed as a part of Tentative Parcel Map P18-0010; however, some minor trenching will be necessary to complete the water line work at the property. Staff has determined that Tentative Parcel Map P18-0010 is consistent with minimum parcel size requirements, land use and zoning designations, and all other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings.

Approval of Tentative Parcel Map Time Extension P-E23-0002 would allow two (2) additional one-year periods to record the Tentative Parcel Map. This time extension request was timely filed prior to the November 6, 2023 deadline (Exhibit F). No revisions to the approved Tentative Parcel Map P18-0010 are requested with this time extension request (Exhibit E).

ANALYSIS

Section 120.074.030 of the El Dorado County Subdivision Ordinance regulates the time extension of approved Tentative Parcel Maps. The ordinance limits the extension to a maximum of six (6), one-year discretionary time extensions.

There has been one (1) prior time extension granted for this Tentative Parcel Map. The current expiration date of Tentative Parcel Map P18-0010 was November 6, 2023, which was the result of P-E22-0001, approved April 5, 2023. This Tentative Parcel Map is eligible for an additional five (5), one-year time extensions. This request for two (2), one-year time extensions will leave an additional three (3), one-year time extensions available if additional time is needed in the future. If approved, the map expiration date would extend to November 6, 2025.

There have been no changes or revisions requested as part of this time extension. Therefore, the site and project description remain unchanged. This Tentative Parcel Map remains consistent with the R&D land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions of the R&D zone and other Zoning Ordinance requirements.

ENVIRONMENTAL REVIEW

The Robert J. Mathews Parkway Tentative Parcel Map was analyzed and found Categorically Exempt pursuant to Section 15315, Minor Land Divisions, and 15304(f), Minor Alterations to Land by the Zoning Administrator on November 6, 2019. The applicant for the requested Tentative Parcel Map Time Extension P-E23-0002 has indicated that the time extension would allow for completion of the remaining Conditions of Approval required to record the approved Tentative Parcel Map. The time extension request does not request any changes to the Tentative Parcel Map or original Conditions of Approval (Exhibit G).

Per CEQA Guidelines Section 15062, filing a Notice of Exemption is required to initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. The applicant shall submit a **\$50.00** recording fee to the Planning Division for the County Recorder to file the Notice of Exemption **within 48 hours** of any decision-making body approving the project. Checks shall be made payable to El Dorado County. If the fee is not received and the notice is not filed, a 180-day statute of limitations will apply.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Exhibit A.....Location Map

Exhibit BAssessor’s Parcel Map

Exhibit CZoning Designation Map

Exhibit D.....General Plan Land Use Map

Exhibit EApproved Tentative Parcel Map

Exhibit F.....Time Extension Request

Exhibit G.....Findings and Conditions of Approval, as approved
by the Zoning Administrator on November 6, 2019

FINDINGS

Tentative Parcel Map Time Extension P-E23-0002/ Robert J. Mathews Parkway Time Extension Zoning Administrator/March 20, 2024

1.0 CEQA FINDINGS

- 1.1 Tentative Parcel Map Time Extension P-E23-0002 is deemed Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines involving division of residential, commercial, or industrial lands within urbanized areas in conformance with the El Dorado County General Plan and Zoning Ordinance.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning Division at 2850 Fairlane Court, Placerville, California, 95667.

2.0 TENTATIVE PARCEL MAP TIME EXTENSION FINDINGS

- 2.1 **The request for extension of the approved Tentative Parcel Map complies with County Subdivision Ordinance Section 120.74.030.A.**

Section 120.74.030.A allows the subdivider to request up to six (6) one-year extensions of the expiration date of an approved or conditionally approved tentative map, as allowed by Government Code Sections 66452.6(e) and 66463.5, by timely written application to the Planning and Building Department. The subdivider may request more than one (1) time extension at a time, up to the maximum allowed by this subsection or a development agreement applicable to the map for which the extension request is filed, but in no event shall the total time extension requested exceed six (6) years. Each application shall be filed before the approved or conditionally approved tentative map expires and shall state the reasons for requesting the extension.

Rationale: The applicant is requesting two (2) one-year time extensions and the appropriate application and processing fees were submitted on October 30, 2023, prior to the expiration date of November 6, 2023. The request for two (2), one-year time extensions complies with Section 120.74.030.A.

The applicant has made progress towards implementing the Conditions of Approval of the Tentative Parcel Map but is requesting two (2), one-year time extensions to allow for completion of the remaining Conditions of Approval required to record the approved Tentative Parcel Map (Exhibit E).

- 2.2 **The request for extension of the approved tentative subdivision map complies with County Subdivision Ordinance Section 120.74.030.B.**

Section 120.74.030.B. requires that the Planning and Building Department review the request and submit the application for the extension, together with a report, to the approving authority for approval, conditional approval, or denial. In approving, conditionally approving, or denying the request for extension, the approving authority shall make findings supporting its decision.

Rationale: The Planning and Building Department has reviewed time extension request P-E23-0002 for approved Tentative Parcel Map P18-0010/Robert J. Mathews Parkway Tentative Parcel Map, along with all submitted materials, and has submitted this Staff Report with recommendations for approval based on the Findings provided in compliance with Section 120.74.030.B.