

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: May 11, 2017

Staff: Rob Peters

PARCEL MAP TIME EXTENSION

- FILE NO.:** P08-0026-E-2/Wirtanen Commercial Parcel Map
- APPLICANT:** Bruce Wirtanen
- OWNER:** Bruce Wirtanen
- REQUEST:** Request for five one-year time extensions to approved Tentative Parcel Map P08-0026 resulting in a new expiration date of January 27, 2022.
- LOCATION:** On the west side of the intersection of Dividend and Business Drives, in the Shingle Springs area, Barnett Business Park, Supervisorial District 2. (Exhibit A)
- APN:** 109-420-18 (Exhibit B)
- ACREAGE:** 0.78 acre
- GENERAL PLAN:** Industrial (I) (Exhibit C)
- ZONING:** Industrial, Low - Planned Development Combining Zone (IL-PD) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Categorically Exempt pursuant to Section 15301(k)
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Find this time extension categorically exempt from the California Environmental Quality Act pursuant to Section 15301(k); and
 2. Approve P08-0026-E-2 extending the expiration of the approved tentative parcel map for five years to January 27, 2022, based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND

The tentative parcel map (P08-0026) was approved by the Board of Supervisors on January 27, 2009, along with a Rezone (Z08-0028) and Planned Development (PD08-0015). The tentative parcel map consisted of 4 commercial lots containing suites ranging in size from 2,048 square feet to 2,350 square feet, and one common area lot of approximately 25,309 square feet for parking, landscaping and utilities (Exhibit F).

Since approval, the applicant has not filed or recorded a parcel map. The tentative parcel map had an original expiration date of January 27, 2012, which was automatically extended to January 27, 2016 as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) (Exhibit G). On May 12, 2016 the Planning Commission approved a one year time extension extending the date of expiration to January 27, 2017. The applicant filed this time extension request on January 19, 2012 prior to the parcel map expiration.

ANALYSIS

This time extension request is for five additional years, pursuant to SMA Section 66452.6 and the County Subdivision Ordinance Section 120.74.030. If approved, the map would be extended to January 27, 2022 and no additional time extensions would be available for the parcel map.

The applicant states that the delay in filing and recording the parcel map is a result of difficulty in acquiring a loan for the condominium project due to the economic conditions (Exhibit H). The applicant is currently working to identify an interested bank to assume the required loan. The applicant is prepared to file and record the parcel map upon completion and recordation of the Covenants Codes & Restrictions (CC&Rs). The five year extension would allow the applicant additional time needed to facilitate project funding, finalize and record the project CC&Rs and record the parcel map.

The map remains consistent with the applicable policies under the current 2004 General Plan and the Zoning Ordinance, and the County Subdivision Ordinance. All applicable original conditions of approval shall remain in effect.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....General Plan Land Use Map

Exhibit D.....Zoning Map

Exhibit E.....Aerial Photo

Exhibit F.....Approved Parcel Map

Exhibit G.....Parcel Map Timeline and Expiration

Exhibit H.....Applicant Extension Request