

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



Agenda of: April 27, 2017

Staff: Evan Mattes

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM07-1433-E/Portico Estates

APPLICANT: Anthony G. Scotch

OWNER: Cayente Way Investors, LLC

REQUEST: Request for six one-year time extensions to the approved Portico Estates Tentative Subdivision Map TM07-1433 creating 15 residential lots, resulting in a new expiration date of July 29, 2023.

LOCATION: North side of Cayente Way, approximately 330 feet east of the intersection with Meder Road and Auburn Hills Drive, in the Cameron Park area, Supervisor District 4. (Exhibit A)

APN: 070-040-02 (Exhibit B)

ACREAGE: 5 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit C)

ZONING: Single-Unit Residential (R1) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously adopted Mitigated Negative Declaration

RECOMMENDATION: Staff recommends 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 July 29, 2008; and

2. Approve TM07-1433-E extending the expiration of the approved tentative subdivision map for six years to July 29, 2023, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The tentative subdivision map (TM07-1433-E) was approved by the Board of Supervisors on July 29, 2008, along with a Rezone (Z07-0004). The approved subdivision consisted of 15 residential lots ranging in size from 10,000 sf and 12,000 sf (Exhibit F).

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map had an original expiration date of July 29, 2017, as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.21 (Assembly AB 333), 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) (Exhibit G). The applicant filed this time extension request on December 6, 2016.

ANALYSIS

Section 120.074.030 of the El Dorado County Subdivision Ordinance regulates the time extension of approved tentative subdivision maps. The ordinance limits the extension to a maximum of six one-year discretionary time extensions. Citing trouble in completing the conditions of approval and subsequent mitigation measures, and difficulty in securing financing during the economic recession, the applicant has not commenced any activity in satisfying the Conditions of Approval. The applicant is requesting the entire six one-year time extensions. Staff has reviewed the request and recommends the Planning Commission grant the requested six one-year time extensions, subject to the original Conditions of Approval and environmental mitigation measures. Given that there are no changes to the previously approved Tentative Map, the map maintains consistency with the applicable policies of the General Plan and provisions of the Zoning and Subdivision Ordinances. If approved, the map expiration would be extended to July 29, 2023.

ENVIRONMENTAL REVIEW

The Portico tentative subdivision map is a residential project that was analyzed in an adopted Mitigated Negative Declaration. The proposed time extension would allow the continued residential development of the project consistent with the approved tentative subdivision. The time extension does not make any changes to the original tentative map approval, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects. No new information that was not known and could not have been known at the time the Mitigated Negative Declaration was certified has since become available. Therefore, this tentative map time extension application is consistent with and is hereby exempt in accordance with CEQA Guideline Section 15162. No further environmental analysis is necessary.

The project is required filing of a Notice of Determination. A \$50.00 filing fee submitted to Planning Services.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....Land Use Map
- Exhibit D.....Zoning Map
- Exhibit E.....Aerial Map
- Exhibit F.....Approved Tentative Subdivision Map
- Exhibit G.....Portico Estates Tentative Map Timeline and Expiration