

FINDINGS

TM10-1498-E/Serrano Village J, Lot H Planning Commission/July 28, 2016

1.0 CEQA FINDINGS

- 1.1 Pursuant to the CEQA Guidelines Sections 15162 and 15163, it has been determined that no subsequent or supplemental Environmental Impact Report (EIR) is required because there is no substantial evidence that the conditions described in Section 15162(a) or 15163(a) have occurred, including: (1) substantial changes to the project which would require major revisions to the previously adopted El Dorado Hills Specific Plan EIR (SCH No. 86122912) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes occurred with respect to the circumstances under which the project has been undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects; or (3) a substantial increase in the severity of previously identified significant effects; or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous EIR was adopted, shows the project will (a) have one or more significant effects not discussed in the previous EIR.
- 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 Development Services Division - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 TENTATIVE SUBDIVISION MAP TIME EXTENSION FINDINGS

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

Section 120.74.030.A allows the subdivider to request up to six one-year extensions from 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 Development Services Division of the Community Development Agency. The subdivider may request more than one 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 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 submitted a request for six one-year time extensions and appropriate processing fees on February 3, 2016, prior to the expiration date of the tentative subdivision map of July 11, 2016. The applicant states that challenges with marketing and developing the project warrant the requested six one-year time extension. Approval of

the extension request would allow the applicant the time needed to market the project, facilitate project financing, pursue the necessary construction permits for the construction of the necessary on-site infrastructure improvements, and comply will all other applicable conditions of approval.

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 Development Services Division 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 Development Services Division has reviewed the time extension request for Tentative Subdivision Map TM10-1498-E for Serrano Village J, Lot H, 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.