

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



**Agenda of:** February 9, 2017

**Staff:** Jennifer Franich

**TENTATIVE SUBDIVISION MAP TIME EXTENSION**

**FILE NO.:** TM08-1463-E/La Cañada

**APPLICANT:** Salmon Falls Land and Cattle Company

**AGENT:** CTA Engineering & Surveying

**REQUEST:** Six one-year time extensions to the approved La Cañada Tentative Subdivision Map TM08-1463 creating 47 residential lots, resulting in a new expiration date of January 19, 2023.

**LOCATION:** East side of Salmon Falls Road, approximately three-fourths of a mile north of the intersection with Green Valley Road, in the El Dorado Hills area, Supervisorial District 4 (Exhibit A)

**APNs:** 126-100-18 and 110-020-12 (Exhibit B)

**ACREAGE:** 143 acres

**GENERAL PLAN:** Low Density Residential (LDR) (Exhibit C)

**ZONING:** Estate Residential Five-Acre – Planned Development (RE-5-PD) (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 January 19, 2010, as described in the CEQA Findings; and

2. Approve TM08-1463-E extending the expiration of the approved tentative subdivision map for six years to January 19, 2023, based on the Findings and subject to the Conditions of Approval as presented.

## **BACKGROUND**

The tentative subdivision map (TM08-1463), associated rezone (Z08-0001), and planned development (PD08-0003) were approved by the Board of Supervisors on January 19, 2010. The approved subdivision consisted of 47 residential lots ranging in size from 1.09 to 4.04 acres and four lettered open space lots (three open space lots and one landscape lot) totaling 63.18 acres (Exhibit F).

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map had an original expiration date of January 19, 2013, which was automatically extended to January 19, 2017 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). No previous time extension requests have been filed for this tentative map. The applicant filed this time extension request on July 1, 2016.

## **ANALYSIS**

This time extension request is for six one-year time extensions, pursuant to the Subdivision Map Act Section 66452.6 and the County Subdivision Ordinance Section 120.74.030. If approved, the map would be extended to January 19, 2023.

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 with the exception of Condition 1. Condition 1 was amended to reflect the extension request and the new expiration date of January 19, 2023.

The applicant states that the delay in filing and recording the subdivision map is a result of the 2008 economic recession and collapse of the housing and residential lot market. Additionally, the applicant states that additional time is needed to form the required multi-project area of benefit (AOB) which requires coordination with the ALTO, Diamante Estates, and Malcom Dixon Road Estates projects. The principals involved have recently entered into an agreement to fund and build the required AOB improvements, including road improvements to Malcom Dixon and Salmon Falls Road. Currently the applicant is also in the process of completing its Bureau of Reclamation inclusion requirements that will complete the annexation into the EID. The requested time extension would allow the applicant to complete associated conditions of approval and secure necessary funding.

The project application completeness date and approval date precedes the passage and effective date of Measure E which was approved by voters June 7, 2016 and became effective on July 29, 2016. According to the SMA (GC 66474.2.), the local agency shall apply [to the tentative map] only those ordinances, policies, and standards in effect at the date the local agency has determined that the application is complete (unless the agency has initiated a

change to a standard “by way of ordinance, resolution, or motion”). Therefore, Measure E does not apply to this time extension.

### 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 Map

Exhibit G.....La Cañada Tentative Map Timeline and  
Expiration

Exhibit H.....Applicant’s Extension Request; July 1, 2016