

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



Agenda of: March 23, 2017

Staff: Evan Mattes

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM10-1496-E/Serrano Village K5 Phase 2

APPLICANT: Serrano Associates

OWNER: Serrano Associates

REQUEST: Request for six one-year time extensions to the approved Serrano Village K5 Phase 2 Tentative Subdivision Map creating 115 residential lots, resulting in a new expiration date of June 14, 2023.

LOCATION: South side of Greenview Drive, approximately 400 feet west of the intersection with Dali Court, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

APNs: 123-590-01 and 123-590-05 (Exhibit B)

ACREAGE: 16.5 acres

GENERAL PLAN: Adopted Plan (AP)- El Dorado Hills Specific Plan (Exhibit C)

ZONING: Single-Unit Residential-Planned Development (R1-PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously certified El Dorado Hills Specific Plan Environmental Impact Report (State Clearinghouse No. 86122912).

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find TM10-1496-E for the approved Serrano Village K5 Phase 2 residential tentative subdivision map to exempt under California Environmental Quality Act (CEQA) Section 15182 (Residential Projects Pursuant to a Specific Plan with a certified EIR); and

2. Approve TM10-1496-E extending the expiration of the approved tentative subdivision map for six years to June 14, 2023, based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND

Serrano Village K5 Phase 2 Tentative Subdivision Map is within the Serrano Master Planned Development, which is a part of the El Dorado Hills Specific Plan (EDHSP) that was adopted in July, 1988 (Exhibit E). The EDHSP, which authorized the development of 6,162 residential dwelling units, is supported by a certified Environmental Impact Report.

The tentative subdivision map (TM10-1496-R) was approved by the Planning Commission on June 14, 2012, along with a Planned Development Revision (PD10-0002-R). The approved subdivision consisted of 115 residential lots ranging in size from 7,200 sf to 17,625 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 June 14, 2015, which was automatically extended to June 14, 2017 as a result of recent state legislation including Subdivision Map Act (SMA) Section 66452.24 (Assembly Bill AB 116) (Exhibit G). The applicant filed this time extension request on December 8, 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 lack of interest from the homebuilding industry and custom home builders, the applicant has not commenced any activity in satisfying the Conditions of Approval. The applicant is requesting the entire six one-year time extensions. Once there is market demand the applicant will commence the improvement plan stage, implement the Conditions of Approval and prepare the final map for recording. 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 June 14, 2023.

ENVIRONMENTAL REVIEW

The Serrano Village K5 Phase 2 tentative subdivision map is a residential project that was analyzed in the certified El Dorado Hills Specific Plan EIR (SCH No. 86122912). The proposed time extension would allow the continued residential development of the village consistent with the Specific Plan. 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 EIR 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 15182 (Residential Projects Pursuant to a Specific Plan). No further environmental analysis is necessary. Therefore, this tentative map time extension application is consistent with and is hereby exempt in accordance with CEQA Guideline Section 15182 (Residential Projects Pursuant to a Specific Plan).

Filing of the Notice of Exemption (NOE) is required for the project initiating the 35-day CEQA statute of limitations for any challenge to the County's determination of exemption. A filing fee in the amount \$50.00 must be made payable to El Dorado County.

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.....Subdivision Map Timeline and Expiration
Exhibit H.....Extension Request; December 2016