

**COUNTY OF EL DORADO  
PLANNING AND BUILDING DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** July 9, 2020

**Staff:** Matthew Aselage

**TENTATIVE SUBDIVISION MAP TIME EXTENSION**

**FILE NUMBER:** TM-E20-0002/Marble Valley Ridge Estates

**OWNER:** Cambridge Oaks 14-3, LLC

**APPLICANT:** Cambridge Oaks 14-3, LLC

**REQUEST:** Request for three one-year time extensions to an approved Marble Valley Ridge Estates Tentative Subdivision Map (TM06-1412) creating three residential lots and one open space lot, resulting in a new expiration date of March 11, 2023.

**LOCATION:** North side of Crazy Horse Road and Northwest side of Crazy Horse Court starting approximately 115 feet west of the intersection between Crazy Horse Road and Sagan Court continuing westward until the terminus of Crazy Horse Court in the Cameron Park area, Supervisorial District 2. (Exhibits A and B)

**APNs:** 119-310-039 and 119-320-026 (Exhibits A and C)

**ACREAGE:** 14.59 Acres

**GENERAL PLAN:** High Density Residential (HDR) (Exhibit D)

**ZONING:** Open Space-Planned Development (OS-PD) and Single-Unit Residential-Planned Development (R20K-PD) (Exhibit E)

**ENVIRONMENTAL DOCUMENT:** Previously Adopted Mitigated Negative Declaration

**RECOMMENDATION:** Staff recommending the Planning Commission take the following actions:

1. Find the Marble Valley Ridge Estates Tentative Subdivision Map Time Extension TM-E20-0002 consistent with the Mitigated Negative Declaration adopted for the approved tentative map pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines (Subsequent Environmental Impact Report (EIR)s and Negative Declarations); and
2. Approve Marble Valley Ridge Estates Tentative Subdivision Map Time Extension (TM-E20-0002) granting three one-year time extensions to the approved Tentative Map TM06-1412 (Marble Valley Ridge Estates), resulting in a new expiration date of March 11, 2023, based on the findings and subject to the original Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

The Marble Valley Ridge Estates Tentative Subdivision Map (Exhibit F) is a small lot development phase of residential developments originally approved within the Cambridge Oaks Unit 3 Final Subdivision Map (TM88-1111F/C and TM89-1188F). The approved Marble Valley Ridge Estates Tentative Map (TM06-1412) consists of three single-family residential lots and one 11.82 acre open space lot that would be served by a County-maintained road network and public water and sewer services. The facilities within the residential development would be privately maintained by a Home Owner's Association. Since approval of the Tentative Map on March 11, 2008, the applicant has made diligent progress toward satisfying project conditions of approval. The applicant is requesting additional time to complete all required items before recordation of the Final Map and anticipates required work would be completed prior to the revised expiration date of March 11, 2023.

## **BACKGROUND**

The original Marble Valley Ridge Tentative Map (TM06-1412) was approved by the Planning Commission on March 11, 2008 alongside a Rezone (Z06-0011) and a Planned Development (PD06-0011). This approval will create three residential lots and an 11.82 acre open space lot. The tentative map was automatically extended three times for a total of six years by order of State law. The first extension granted an automatic two years per Assembly Bill (AB) 333, Section 66452.22. The second extension granted an additional two years per AB 208, Section 66452.23. The third extension granted two more years per the Subdivision Map Act (SMA) Section 66452.24 (AB 116). The Planning Commission approved an additional three-year time extension for the Marble Valley Ridge Tentative Map (TM06-1412) on July 27, 2017. This extended the expiration date of the tentative map to March 11, 2020. Although the map expiration date of March 11, 2020 has already passed, this time extension application was timely filed prior to the expiration date (Exhibit G).

## **ANALYSIS**

Section 120.74.030 of the El Dorado County Subdivision Ordinance regulates the time extension of an approved tentative map. The ordinance limits the extension to a maximum of six one-year discretionary time extensions. Citing development challenges associated with the siting and construction of residential units in the approved tentative map, the applicant's time request is for the remaining three one-year time extensions. If the extension is approved, the map would be extended to March 11, 2023 (Exhibit G). There have been no modifications to the approved tentative map and, therefore, the map remains consistent with the 2008 tentative map approval. All of the original conditions of approval and environmental mitigation measures remain applicable.

Based on the above information, staff recommends the Planning Commission grant the requested three one-year time extensions.

## **ENVIRONMENTAL REVIEW**

The Marble Valley Ridge Estates Tentative Subdivision Map is a residential project that was analyzed in an initial study resulting in the adoption of a Mitigated Negative Declaration which was approved by the Board of Supervisors on March 11, 2008.

The proposed time extension would allow the continued residential development of the subdivision unit consistent with the tentative map mitigation measures adopted via the March 11, 2008 approved Mitigated Negative Declaration pursuant to CEQA. 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 the approved Mitigated Negative Declaration and is hereby exempt in accordance with Section 15162 of the CEQA Guidelines (Subsequent EIRs and Negative Declarations). No further environmental analysis is needed, as no changes have occurred in accordance with Sections 15162 and 15164 that would require any supplemental or subsequent environmental documentation.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE) for the exemption determination made for this project by the County. This filing establishes the 35-day statute of limitation during which the County's determination can be challenged.

## SUPPORT INFORMATION

Findings  
Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Site Aerial Photo
Exhibit C.....	Assessor's Parcel Map
Exhibit D.....	General Plan Land Use Map
Exhibit E.....	Zoning Map
Exhibit F.....	Approved Tentative Map, March 11, 2008
Exhibit G.....	Applicant's Request for Time Extension