



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

Agenda of: November 10, 2022
Staff: Jon Philip Mijat

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM-E22-0004/Sierra Sunrise Subdivision Time Extension

**APPLICANT/
OWNER:** Saturn Real Estate Investment, LLC and Insight Pacific, LLC (Agent: Tom Cassera, CTA Engineering and Surveying)

REQUEST: Request for six (6) 1-year time extensions to the approved Sierra Sunrise Tentative Subdivision Map TM17-1532 resulting in a new expiration date of July 25, 2028.

LOCATION: The properties are located on the east side of Woodleigh Lane, approximately 2,000 feet southeast of the intersection with Bass Lake Road, in the Cameron Park area, Supervisorial District 2 (Exhibit A)

APNS: 116-030-028 and 116-030-030 (Exhibit B)

ACREAGE: 10 acres total

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

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

ENVIRONMENTAL DOCUMENT: Previously Adopted 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 Negative Declaration or an Addendum to the existing Negative Declaration, adopted by the Planning Commission on July 25, 2019; and

2. Approve TM-E22-0004 extending the expiration of the adopted tentative subdivision map for six years to July 25, 2028, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The Tentative Subdivision Map (TM17-1532) was approved by the Planning Commission on July 25, 2019. The approved subdivision consists of eight (8) residential lots ranging in size from 17,329 square feet to 261,280 square feet and one (1) lettered road lot (Exhibit E).

Since approval in 2019, the original developer sold the parcels prior to making any progress on the Conditions of Approval. The current owners acquired the property in early March 2022. The Tentative Subdivision Map had an original expiration date of July 25, 2022 as a result of El Dorado County Code Section 120.74.020.A and enacted state legislations including GOV code section 66452.6. The applicant filed this discretionary time extension request on June 7, 2022. (Exhibit F)

ANALYSIS

Section 120.74.030 of the El Dorado County Code of Ordinances regulates the time extension of approved tentative subdivision maps. The ordinance limits the extension to a maximum of six (6) 1-year discretionary time extensions. On June 07, 2022, the developer submitted for a Tentative Subdivision Map time extension requesting all six (6) 1-year time extensions citing economic downturn and a weak custom lot market as reasons for the extension. Additionally, the applicant states that the properties were purchased in early March 2021 and that they intend to move the project forward with respect to improvement installation in the 2023/2024 timeframe, stating that the market has improved as of late, but a time extension is needed to allow time for engineering and final map preparation and processing. Should the Planning Commission grant this request, the applicant will have exhausted all time extensions.

Staff has reviewed the request and recommends that the Planning Commission grant the six (6) 1-year time extensions, subject to the original Conditions of Approval and adopted negative declaration. Given that there are no changes to the previously approved Tentative Subdivision 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 date would be extended to July 25, 2028.

ENVIRONMENTAL REVIEW

The Sierra Sunrise Tentative Subdivision Map is a residential project that was analyzed in a 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 Negative Declaration was adopted 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 and 15164. No further environmental analysis or addendum is necessary.

The project is required to file a Notice of Determination (NOD) with the Planning Department, subject to a \$50.00 filing fee.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Vicinity Map
Exhibit B.....Assessor’s Parcel Plat
Exhibit C.....General Plan Land Use Designation Map
Exhibit D.....Zoning Designation Map
Exhibit E.....Approved Tentative Subdivision Map
Exhibit F.....Sierra Sunrise Tentative Subdivision Map Timeline
and Expiration
Exhibit G.....Project Narrative for Extension