

FINAL FINDINGS

Tentative Parcel Map Time Extension P-E24-0004/Ponte Palmero Phase II – As Approved by the Planning Commission April 24, 2025

1.0 CEQA FINDINGS

- 1.1 Pursuant to California Environmental Quality Act (CEQA) Section 15162(b), it has been determined that no subsequent mitigated negative declaration is required because there is no substantial evidence that the conditions described in Section 15162(a) have occurred, including substantial changes to the project which would require major revisions to the previous Environmental Impact Report (EIR) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Additionally, no 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 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 the previous EIR was adopted, shows the project will have one (1) or more significant effects not discussed in the previous EIR.
- 1.2 Pursuant to CEQA Section 15164(b), it has been determined that there is no substantial evidence requiring an addendum to the adopted EIR because no minor technical changes or additions are necessary for the Tentative Parcel Map Time Extension, and none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred.

Prior to the Tentative Parcel Map Time Extension application, in the applicant's efforts to fulfill the Conditions of Approval and the mitigation measures in the Mitigation Monitoring and Reporting Program (MMRP), several modifications to the MMRP were made to address U.S. Bureau of Land Management's (BLM's) refusal to receive a 1.17-acre portion of the property that were found to have few rare plants on-site and to address a related mitigation measure that addressed rare plant propagation on the 1.17-acre area, a strategy not supported by the California Native Plant Society and not likely to be effective given the few number of rare plants on-site and characteristics of the area. These modifications were made under the auspices of the adopted and certified Final EIR. The Final EIR states that "modifications to the mitigation [measures] may be made by County staff" subject to the finding that the "modified or substitute mitigation measure to be included in the MMRP provides a level of environmental protection equal

to or greater than that afforded by the mitigation included in the Final EIR and the MMRP; and the modified or substitute mitigation measures do not have significant adverse effects on the environment in addition to or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed project; and the modified or substitute mitigation measures are feasible, and the County through measures included in the MMRP or other County procedures can ensure their implementation.” This finding was made regarding these modifications.

- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, California 95667.

2.0 TENTATIVE PARCEL MAP TIME EXTENSION FINDINGS

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

Section 120.74.030.A allows the subdivider to request up to six (6) 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 Planning Division, Planning and Building Department. The subdivider may request more than one (1) 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 (6) 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 is requesting two (2) one-year time extensions and appropriate processing fees were submitted on November 5, 2024, prior to the expiration date of the tentative parcel map of December 12, 2024. The two (2) one-year time extension request complies with Section 120.74.030.A.

Per the applicant, the time extension request would allow the applicant the time needed to facilitate project financing, pursue the necessary construction permits for the construction of the necessary on-site and off-site infrastructure improvements, and comply with all other applicable Conditions of Approval and mitigation measures required to be completed prior to recording the parcel map.

2.2 The request for extension of the approved tentative parcel map complies with County Subdivision Ordinance Section 120.74.030.B.

Section 120.74.030.B. requires that the Planning and Building Department 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 Planning Division has reviewed the time extension request for Tentative Parcel Map P-E24-0004/Ponte Palmero Phase II, 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.