

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



Agenda of: May 26, 2016

Staff: Mel Pabalinas

TENTATIVE MAP TIME EXTENSION

FILE NO.: TM08-1472-E/Indian Creek Ranch

APPLICANT: Echo Lane Investors, LLC

AGENT: Cindy Shaffer

REQUEST: Request for five one-year time extensions to approved Tentative Subdivision Map TM08-1472 creating 74 residential lots, resulting in a new expiration date of February 3, 2021.

LOCATION: North side of Echo Lane, approximately 2,000 feet west of intersection with El Dorado Road, in the Placerville area (Exhibit A); Supervisorial District 3.

APNs: 327-060-03, -04, -08, -10, -11, -12, 327-080-04, and 327-020-010 (Exhibit B)

ACREAGE: 182 acres

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

ZONING: Estate Residential Five-Acre/Planned Development (RE-5/PD), Single-Family Three Acre/Planned Development (R3A-PD) and Open Space (OS)/Planned Development (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 February 3, 2009, as described in the CEQA Findings; and
2. Approve TM08-1472-E extending the expiration of the approved tentative map for a total of five years to February 3, 2021, based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

The time extension to the Indian Creek Ranch Tentative Subdivision Map would facilitate the development of 74 residential lots. The subdivision would be served by public water, sewer and roads, preserve on-site resources, and expand the residential development in this area of El Dorado County.

BACKGROUND

Indian Creek Ranch Tentative Subdivision Map was approved by the Board of Supervisors on February 3, 2009. The approval included a Rezone and Development Plan. The subdivision encompasses 74 residential lots and 11 open space lots to be developed in seven phases (Exhibit E). The map had an original expiration date of February 3, 2012, which was legislatively extended to its current expiration of February 3, 2016 (Exhibit F). No final map or development has occurred to date. To facilitate the development of the subdivision, this discretionary time extension of the map was timely filed on January 7, 2016.

ANALYSIS

Section 120.074.030 of the El Dorado County Subdivision Ordinance regulates the time extension of the approved tentative map's expiration. The ordinance limits the extension to a maximum of six one-year discretionary time extensions. Citing initial development and potential financing constraints, this time extension request is for five one-year time extensions. If approved, the map would be extended to February 3, 2021, leaving one unused one-year discretionary time extension (Exhibit G). No development has occurred since approval of the tentative map. There have been no modifications to the approved tentative map and all original conditions of approval and environmental mitigation measures remain applicable.

Based on the above information, staff recommends the commission grant the requested five one-year time extensions.

Condition of Approval 17 has been amended to reflect the revised expiration of the tentative map (the underlines and strikethroughs denote the added and revised texts).

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration was originally adopted with the approval of the Indian Creek Ranch Tentative Subdivision Map and Development Plan. No new environmental effects are associated with this time extension. All original mitigation measures that

identified to mitigate the potential environmental impacts associated with the project shall remain applicable.

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.....Zone Map
- Exhibit E.....Approved Indian Creek Ranch
Tentative Subdivision Map
- Exhibit F.....Indian Creek Ranch Tentative Map
Timeline and Expiration
- Exhibit G.....Applicant Request for Time Extension;
March 28, 2016