

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



Agenda of: June 28, 2018
Staff: Isaac Wolf

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM97-1330-E-2/Silver Springs Subdivision

**APPLICANT/
OWNER:** Silver Springs, LLC (Agent: Bill Scott, The Cambay Group)

REQUEST: Request for two 1-year time extensions to the approved Silver Springs Subdivision Tentative Subdivision Map TM97-1330 resulting in a new expiration date of March 2, 2020.

LOCATION: The property is located on the east side of Silver Springs Parkway, approximately 1,400 feet south of the intersection with Green Valley Road, in the Bass Lake Area, Supervisorial District 4. (Exhibit A)

APNS: 115-370-01, 115-370-02 and 115-370-03 (Exhibit B)

ACREAGE: 243.6 acres

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

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

ENVIRONMENTAL DOCUMENT: Previously Adopted Environmental Impact Report (EIR)

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 Environmental Impact Report (EIR) or an Addendum to the existing Environmental Impact Report, approved by the Board of Supervisors on December 15, 1998; and

2. Approve TM97-1330-E-2 extending the expiration of the adopted tentative subdivision map for two years to March 2, 2020, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The tentative subdivision map (TM97-1330) was approved by the Board of Supervisors on December 15, 1998. The approved subdivision consisted of 258 lots ranging in size from 0.24 acres to 29.4 acres (Exhibit E).

Since approval, the applicant has recorded Phase 1 of the subdivision map creating a of 53 total lots and the balance of 203 lots (181 residential, 11 Open Space, 10 future, 1 church, 1 park, 1 school) for Phases 2 and 3. The tentative subdivision map had an original expiration date of March 2, 2018 as a result of litigation, a development moratorium by the El Dorado Irrigation District, and enacted state legislations including Subdivision Map Act (SMA) Sections 66452.21 (SB1185), 66452.22 (AB333), 66452.23 (AB208) and 66452.24 (AB116) (Exhibit F). The applicant filed this discretionary time extension request on March 2, 2018.

ANALYSIS

Section 120.074.030 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. Citing extra time needed to complete the required public improvements required by the County and the El Dorado Irrigation District, the applicant is only requesting two 1-year time extensions. Should the Planning Commission grant this request, the applicant would have the right to ask for four more 1-year time extensions.

Staff has reviewed the request and recommends that the Planning Commission grant the two 1-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 date would be extended to March 2, 2020.

ENVIRONMENTAL REVIEW

The Silver Springs Subdivision Tentative Subdivision Map is a residential project that was analyzed in an adopted Environmental Impact Report (EIR State Clearinghouse No. 1997072021). 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 Environmental Impact Report 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 15162. No further environmental analysis 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.....Location Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....General Plan Map
Exhibit D.....Zoning Map
Exhibit E.....Approved Tentative Subdivision Map
Exhibit F.....Silver Springs Subdivision Tentative Map Timeline
and Expiration