

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



Agenda of: May 12, 2016

Staff: Rob Peters

TENTATIVE MAP TIME EXTENSION

FILE NO.: TM06-1421-E/Diamante Estates Tentative Map

APPLICANT: Omni Financial

OWNER: Omni Financial

AGENT: CTA Engineering & Surveying

REQUEST: Request for six one-year time extensions to approved Tentative Subdivision Map TM06-1421 creating 19 residential lots, resulting in an new expiration date of October 27, 2022.

LOCATION: North side of the Malcolm Dixon Road, approximately 0.3 mile east of the intersection with Salmon Falls Road in the El Dorado Hills Area, Supervisorial District 4. (Exhibit A)

APN: 126-100-24 (Exhibit B)

ACREAGE: 113.1 acres

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

ZONING: Residential Estate Five-acre (RE-5) (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 October 27, 2009, as described in the CEQA Findings; and

2. Approve TM06-1421-E extending the expiration of the approved tentative map for a total of six years to October 27, 2022, based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND

The tentative subdivision map (TM06-1421) was approved by the Board of Supervisors on October 27, 2009 along with a Rezone (Z06-0027), and Special Use Permit (S08-0028). The tentative subdivision map consisted of 19 single family residential lots and one non-building lot that would contain an existing historic school site (Exhibit F).

Since approval, the applicant has not submitted a final subdivision map and no residential development has occurred. The tentative subdivision map had an original expiration date of October 27, 2012, which was automatically extended to October 27, 2016 as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) (Exhibit G). In order to record the final map creating the individual lots an extension to the date of expiration of the approved tentative map would be necessary. The applicant filed this time extension request on January 7, 2016.

ANALYSIS

This time extension request is for six one-year time extensions, pursuant to SMA Section 66452.6 and the County Subdivision Ordinance Section 120.74.030. If approved, the map would be extended to October 27, 2022. An extension of time would allow the applicant the time needed to facilitate project financing, continue pursuing the necessary permits outlined in the mitigation measures, finalize annexation into the El Dorado Irrigation District (EID) service area and into the El Dorado Hills County Water District (EDH CWD) for fire protection, construct the necessary on- and off-site infrastructure improvements, and comply with all other applicable conditions of approval.

The proposed reorganization, including annexation into the EID service area and the EDH CWD, has been conditionally approved by the Local Agency Formation Commission and adopted by the Board of Directors for each agency. The annexation into the EID service area requires approval by the U.S. Bureau of Reclamation (USBR). The annexation package was submitted to the USBR in February of 2016 and is currently under review.

The off-site Area of Benefit roadway improvements, as detailed in the Salmon Falls/Green Valley Circulation Plans (Exhibit H and Condition of Approval No. 48), are progressing. The required connection to Green Valley Road is being constructed and the roadway widening and reconstruction for Malcolm Dixon Road has improvement plans developed and nearing submittal to the County for review.

The original project included approval of a Special Use Permit (S08-0028) to allow gated access onto Malcolm Dixon Road. Construction of this access gate is dependent upon finalization of the subdivision map and would continue to be valid until expiration of the tentative subdivision map.

The map remains consistent with the applicable policies under the current 2004 General Plan, the County Zoning Ordinance, and the County Subdivision Ordinance. All applicable original conditions of approval and mitigation measures shall remain in effect.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Aerial Photo
Exhibit F.....	Approved Tentative Subdivision Map
Exhibit G.....	Diamante Estates Timeline and Expiration
Exhibit H.....	Salmon Falls/Green Valley Circulation Plan