

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



Agenda of: March 14, 2019

Staff: Efren Sanchez

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM-E18-0002/Serrano Village M2/M3

APPLICANT: Serrano Associates, LLC

OWNER: Serrano Associates, LLC

REQUEST: Six 1-year time extensions to the approved Serrano Village M2 and M3 Tentative Subdivision Map resulting in a new expiration date of February 9, 2025.

LOCATION: The property is located on the south and east side of Western Sierra Way, approximately 400 feet east of the intersection with Biltmore Court, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

APNs: 123-630-07 and 123-650-39 (Exhibit B)

ACREAGE: 40+/- acres

GENERAL PLAN: Adopted Plan – El Dorado Hills Specific Plan (AP) (Exhibit C)

ZONING: Single Unit Residential, Single Unit Residential 20K (R1, R20K) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Statutorily Exempt per California Environmental Quality Act (CEQA) Section 15182 (previously certified Environmental Impact Report for the El Dorado Hills Specific Plan State Clearinghouse No. 86122912)

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find that the project is Statutorily Exempt under CEQA Section 15182; and
2. Approve Tentative Subdivision Map Time Extension TM-E18-0002 extending the expiration of the approved Serrano Village M2 and M3 Tentative Subdivision Map (TM01-1381) for six years to February 9, 2025, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The Planning Commission approved the Serrano Village M2/M3 Tentative Subdivision Map (TM01-1381R) on February 9 2006, along with its Planned Development project PD01/0009. The approved subdivision consisted of 103 residential lots and 5 open space lots ranging in size from 20,000 square feet to 29.56 acres (Exhibit G).

In 2017, an amendment to the Serrano Village M2/M3 Tentative Subdivision Map revised the total number of residential lots to 101, increased the total open space lot quantity to seven (7) lots, and phased the tentative map as summarized in table 1.

Table 1: Phased Serrano Village M2/M3

Phase	# of Lots	Status of Improvements	Status of Final Map
M2 Unit 1	11	Constructed	Recorded (2015)
M2 Unit 2	38	Constructed	Recorded (2015)
M2 Unit 3	24	In process	Not submitted
M3 Unit 1	28	In process	On Hold, due to owner change
Total	101		

Since approval, the applicant has filed and recorded two (2) out of the four (4) subdivision map phases. The tentative subdivision map is due to expire on February 9, 2019 (Exhibit F). The applicant timely filed this time extension request on July 20, 2018.

ANALYSIS

Section 120.074.030 of the El Dorado County Subdivision Ordinance regulates the time extension of approved tentative subdivision maps. The ordinance limits the extension to a maximum of six 1-year discretionary time extensions. The requested time extension is due to a recent change in ownership, which requires that the master developer (Serrano Associates) remarket the lots for sale to another merchant builder. The change in ownership process could take a year or more to identify a company, negotiate a purchase and sale agreement, close escrow, and develop housing plans for marketing and production to buyers. An additional deterrent of recording the final maps without an identified merchant builder is the cost to acquire water and sewer meters per individual lot. Currently, the water and sewer meters

equate to approximately \$30,000 per lot, totaling more than \$1.5 million for the 52 remaining lots. Staff reviewed the request and recommends the Planning Commission grant the six one-year time extensions, subject to the original Conditions of Approval. Given that there are no changes to the approved Tentative Map, the map remains consistent with the applicable policies of the General Plan, El Dorado Hills Specific Plan, and provisions of the Zoning and Subdivision Ordinances. If approved, the map expiration date would be extended to February 9, 2025.

ENVIRONMENTAL REVIEW

The proposed time extension would allow the continued residential development of the project consistent with the approved tentative subdivision and El Dorado Hills Specific Plan. 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 for the El Dorado Hills Specific Plan 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 15182. No further environmental analysis is necessary.

The project is required to file a Notice of Exemption. A \$50.00 filing fee shall be submitted to Planning Services.

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.....	Aerial Map
Exhibit F.....	Serrano Village M2/M3 Tentative Map Timeline and Expiration
Exhibit G.....	Approved Serrano Village M2/M3 Tentative Subdivision Map; February 9, 2006