

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



Agenda of: December 8, 2016

Staff: Mel Pabalinas

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NUMBER: TM05-1397-E/Promontory Village 6, Phase 3

APPLICANT: MJM Properties, LLC

REQUEST: Request for six one-year time extensions to the approved Promontory Village 6, Phase 3 Tentative Subdivision Map creating 35 custom residential lots, resulting in a new expiration date of November 9, 2022.

LOCATION: Northeast of Beatty Drive and southeast of the intersection with Kymata Court, in the El Dorado Hills area; Supervisorial District 1 (Exhibit A)

APN: 124-070-59 and -60 (Exhibit B)

ACREAGE: 39.78 acres

GENERAL PLAN: Adopted Plan (AP)-Promontory Specific Plan (Residential) (Exhibit C)

ZONING: Promontory Specific Plan (Large Lot Single Family and Hillside Large Lot Detached Single Family Zone Districts) (Exhibits D)

ENVIRONMENTAL DOCUMENT: Previously certified Promontory Specific Plan Environmental Impact Report (EIR) (State Clearinghouse No. 94112056)

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

1. Find that the project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15182; and
2. Approve TM05-1397-E extending the expiration of the approved tentative map for a total of six years to November 9, 2022 based on the Findings and subject to the original Conditions of Approval.

EXECUTIVE SUMMARY

Promontory Village 6, Phase 3 Tentative Subdivision Map is a continuation of the residential development within the Promontory Specific Plan. The approved subdivision consists of 35 custom single-family detached residential lots that would be served by a private internal road network and public water, sewer, and recycled water services. The facilities within the residential development would be privately maintained by Promontory Homeowners Association. The project is consistent with the design and standards of the adopted Promontory Specific Plan.

BACKGROUND

Promontory Village 6, Phase 3 is within the Promontory Specific Plan (PSP) that was adopted in September 1999 (Exhibit E). The PSP, which authorized the development of 1,100 dwelling units, is supported by a certified Environmental Impact Report. The estimated current count of built lots within the specific plan is 760 dwelling units (Exhibit E).

The Promontory Village 6, Phase 3 Tentative Subdivision Map was approved in November 2006 (Exhibit F). The approved map includes 35 custom detached residential lots. Since its approval, no final map has been recorded and no development has occurred. The approved map qualified for State-enacted legislations that extended the original expiration of November 9, 2009 to November 9, 2016 (Exhibit G). With the impending map expiration, the applicant has timely filed this discretionary application to extend the expiration from November 9, 2016 to November 9, 2022.

ANALYSIS

Section 120.074.030 of the El Dorado County Subdivision Ordinance regulates the time extension of approved tentative map. The ordinance limits the extension to a maximum of six one-year discretionary time extensions. Citing marketing and development challenges associated with the construction and selling of custom residential lots, the applicant is requesting for the entire six one-year time extensions and, if approved, the map would be extended to November 9, 2022 (Exhibit H). 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 granting the requested six one-year time extensions.

ENVIRONMENTAL REVIEW

The Promontory Village 6 Phase 3 tentative map is a residential project that was analyzed in the certified Promontory Specific Plan EIR (SCH No. 94112056). The proposed time extension would allow the continued residential development of the village consistent with the 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 EIR 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 (Residential Projects Pursuant to a Specific Plan). No further environmental analysis is necessary.

SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zone Map
Exhibit E.....	Promontory Specific Plan Map
Exhibit F.....	Approved Promontory Village 6 Phase 3 Tentative Subdivision Map
Exhibit G.....	Promontory Village 6 Phase 3 Timeline and Expiration
Exhibit H.....	Promontory Village Phase 3 Tentative Map Extension Project Narrative