

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



Agenda of: February 13, 2014

Staff: Mel Pabalinas

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM95-1298E-4 and TM95-1299E-4/Marble Valley

APPLICANT: Marble Valley Company, LLC

AGENT: Kirk Bone

REQUEST: Time extension to approved Tentative Maps for four years from February 10, 2014 to February 10, 2018 pursuant to the Marble Valley Development Agreement and Subdivision Map Act Section 66452.6(a)

LOCATION: South side of U.S. Highway 50 between the Bass Lake Road and Cambridge Road interchanges, in the El Dorado Hills area (Exhibit A); Supervisorial District 2.

APN: 119-020-56, -57; 119-030-13 thru -19; 119-330-01; and 087-200-74 (Exhibit B)

ACREAGE: 2,342 acres

GENERAL PLAN: Low Density Residential (LDR) and Tourist Recreational (TR) (Exhibit C)

ZONING: Estate Residential Five-acre/Planned Development overlay (RE-5/PD) and Open Space (OS) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously certified Environmental Impact Report (EIR) for the project (SCH No. 95032018)

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

1. Find the certified Marble Valley Tentative Subdivision Map EIR to be an adequate environmental review document for this time extension; and
2. Approve TM95-1298E and TM95-1299E extending the map for a total of four years with a revised expiration date of February 10, 2018 based on the Findings and subject to the Conditions of Approval.

BACKGROUND

The Marble Valley tentative subdivision maps and development plan were approved by the Board of Supervisors on February 10, 1998. The subdivision maps consist of a total of 398 residential lots (under application TM95-1298) within six development phases (under large lot map application TM95-1299). The approved maps are also accompanied with a 20-year Development Agreement due to expire on February 10, 2018 and a certified EIR. The tentative maps had an original three-year expiration date of February 10, 2001 (Exhibit E).

In August 2008 the Planning Commission found a Schematic Plan consistent with the approved tentative map. This plan conceptually depicted a map design with re-allocated residential lots and modified internal road circulation (Exhibit F). However, no formal revised tentative maps were filed based on this Schematic Plan.

In November 2012, the applicant filed an application for a specific plan on the subject property. The proposed Village of Marble Valley Specific Plan (File No.SP12-0003), which consists of 3,236 residential lots and 500,000 square feet of commercial, is currently in process and, if approved, would supersede the approved tentative maps (Exhibit H).

Since its original expiration date, the maps have been granted several time extensions: First extension request was approved on April 12, 2001 extending the map expiration to February 10, 2002; second time extension request was approved in July 2005 with a new expiration date of February 10, 2007; a third time extension was approved in July 2007 extending the expiration to February 2012. In July 2011, Assembly Bill AB 208 was enacted which legislatively extended the expiration dates of approved tentative maps that have not expired prior to January 2014. This bill automatically extended the expiration of this map to February 10, 2014. Exhibit G summarizes the timelines discussed above.

ANALYSIS

This fifth time extension is for a total of four remaining years vested under the Development Agreement, pursuant to Subdivision Map Act Section 66452.6(a). If approved, the expiration of the maps would be extended to February 10, 2018 coinciding with the expiration of the Development Agreement.

No development has occurred or final map recorded with this tentative map. The maps remain consistent with the original 1996 General Plan, which was in effect at the time of approval, and applicable policies under the current 2004 General Plan, and zoning. All original conditions of approval, with minor edits (additional text shown with underlines), reflecting this time extension request and mitigation measures in the EIR shall remain applicable (Attachment 1).

ENVIRONMENTAL REVIEW

An Environmental Impact Report was originally certified with the approval of the Marble Valley Tentative Map and Development Plan. No new environmental effects are associated with this time extension. All original mitigation measures in the EIR, which mitigates the original identified project impacts, shall remain applicable. Therefore, the certified EIR is adequate for environmental review for the time extension.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

- 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.....Schematic Plan for Marble Valley
- Exhibit G.....Marble Valley Timeline Summary
- Exhibit H.....Village of Marble Valley Specific Plan