

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



**Agenda of:** June 23, 2016

**Staff:** Jennifer Franich

**TENTATIVE MAP TIME EXTENSION**

- FILE NO.:** TM07-1438-E/Porter Subdivision
- AGENT:** CTA Engineering and Surveying
- OWNER:** Gregory Porter
- REQUEST:** Request for six one-year time extensions to approved Tentative Map TM07-1438 creating 54 residential lots, resulting in a new expiration date of February 24, 2022.
- LOCATION:** On the south side of Marble Valley Road, approximately one mile west of the intersection with Flying C Road, in the Cameron Park Area, Supervisorial District 2. (Exhibit A)
- APN:** 119-020-35 (Exhibit B)
- ACREAGE:** 32.82 acres
- GENERAL PLAN:** High Density Residential (HDR) (Exhibit C)
- ZONING:** One-family Residential-Planned Development (R1-PD) (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 February 24, 2009, as described in the CEQA Findings; and

2. Approve TM07-1438-E extending the expiration of the approved tentative map for a total of six years to February 24, 2022 based on the Findings and subject to the Conditions of Approval as presented.

## **BACKGROUND**

The Tentative Map (TM07-1438) was approved by the Board of Supervisors on February 24, 2009, along with a Rezone (Z07-0010) and Planned Development (PD07-0006). The tentative map consists of 54 residential parcels, ranging in size from 7,965 to 72,208 square feet, and seven lettered lots, five of which are for open space and landscaping (Exhibit E). The PD was required to modify Development Standards of the One-Family Residential (R1) Zone District. Design waivers were also granted to reduce right-of-way and driveway dimensions.

Since approval, no final map has been submitted for the tentative map and no development has occurred, although annexation into El Dorado Irrigation District (EID) has been conditionally approved by El Dorado Local Area Formation Commission (LAFCO) and the EID Board of Directors. The map had an original expiration date of February 24, 2012, which has been automatically extended to February 24, 2016 as a result of recent State legislations including Assembly Bill AB 208 and Assembly Bill AB 116 (Exhibit F). In order to construct improvements and record these lots, however, an extension to the expiration of the approved map would be necessary. The applicant filed this time extension request January 7, 2016, prior to the expiration of the Tentative Map.

## **ANALYSIS**

This time extension request is for six one-year time extensions, pursuant to the Subdivision Map Act Section 66452.6 and the County Subdivision Ordinance Section 120.74.030. If approved, the map would be extended to February 24, 2022.

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

Condition of Approval number 1 is recommended to be amended to identify the approval of the time extension and the new expiration date. Condition of Approval number 11 is recommended for deletion because it references the initial three year life of the map, which is not superseded by the amended Condition of Approval number 1.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

Exhibit B.....Assessor's Parcel Map

Exhibit C.....Land Use Map

Exhibit D.....Zoning Map

Exhibit E.....Approved Tentative Subdivision Map

Exhibit F.....Porter Tentative Map Timeline and  
Expiration