

**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
ZONING ADMINISTRATOR
STAFF REPORT**



Agenda of:

December 4, 2024

Staff:

Lela Shelley

TENTATIVE PARCEL MAP TIME EXTENSION

FILE NUMBER: P-E24-0001/Meadow Oak Homes

APPLICANT: Robert Mathewson

OWNER: Robert Mathewson

REQUEST: Six (6) one-year time extensions, to be processed concurrently, to the approved Tentative Parcel Map P19-0006 resulting in a new expiration date of February 3, 2030.

LOCATION: On the north side of Meadow Lane, approximately 200 feet west of the intersection with Greenwood Lane, in the Cameron Park area, Supervisorial District 2 (Exhibits A and B).

APN: 082-391-009 (Exhibit C)

ACREAGE: 0.60 ± Acre

GENERAL PLAN: Multifamily Residential (MFR) (Exhibit D)

ZONING: Multi-unit Residential with Design Review Community Combining Zone (RM-DC) (Exhibit E)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines (Minor Land Divisions)

RECOMMENDATION: Staff recommends the Zoning Administrator take the following actions:

1. Find that Tentative Parcel Map Time Extension P-E24-0001 is exempt under Section 15315 of the CEQA Guidelines; and
2. Approve Tentative Parcel Map Time Extension P-E24-0001 extending the expiration of

the approved Meadow Oaks Townhomes P19-0006 to February 3, 2030, based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND

The Zoning Administrator approved the Meadow Oak Townhomes Tentative Parcel Map P19-0006 on February 3, 2021, allowing the subdivision of a fully developed 0.60± acre parcel, including four (4) existing detached multi-residential units, parking and landscaping improvements, into four (4) separately saleable lots ranging in size from 0.13 ± acres (Parcel 1), 0.13 ± acres (Parcel 2), 0.14 ± acres (Parcel 3) and 0.16 ± acres (Parcel 4) (Exhibit G).

The original development for the four (4) separate apartment units (townhomes) was approved under Design Review DR00-0012, Meadow Oak Apartments. The project approved four (4) separate detached multifamily units on one (1) parcel under a single ownership and management. There are limited records available to reference; however, the project approval date was sometime in 2001 with residential construction completed by 2004.

In 2004, a subsequent application was submitted, TM04-1388/PD04-0004/Z04-0005, which included a request to create a Tentative Parcel Map with a Planned Development and Rezone to add the Planned Development (-PD) Combining Zone layer onto the property zoning in order to create four (4) separate residential parcels and an Open Space (OS) parcel. The application was placed on hold while the developer considered design options to meet the 30 percent open space requirement at that time. Due to the small parcel size, meeting the 30 percent open space requirement at that time was not possible. There was renewed interest again in 2006, but no project actions were taken due to various issues, including financial lending constraints associated with the collapse of the national economy by 2008. The project sat idle for several more years. Then in 2015, the County approved the Targeted General Plan Amendment and Zoning Ordinance Update (TGPAZOU). The criteria for multifamily development changed, specifically to no longer require the 30 percent open space. As a result, the project would be eligible to continue as originally proposed. The Planned Development (PD04-0004) and Rezone (Z04-0005) applications were no longer required and were withdrawn. However, the Tentative Parcel Map application remained; project number TM04-1388. In 2019, a new application was submitted and included new project numbers (PD19-0004, Z19-0004, and P19-0006). Planning staff determined that only a Tentative Parcel Map would be required as the proposed lots meet the most current development standards for multifamily residential development.

The Tentative Parcel Map application, P19-0006, was approved February 3, 2021, which included the request to create four (4) new parcels with an existing townhome on each parcel, for the purpose of being able to sell each parcel/townhome separately. Additionally, no new improvements or construction are proposed for the project. The original expiration for P19-0006 was February 3, 2024, see Exhibit F Timeline and Expiration.

PROJECT DESCRIPTION

A request was received on January 24, 2024, for six (6) one-year time extensions, to be processed concurrently, to the approved Tentative Parcel Map P19-0006 (Exhibit G). The property, identified by Assessor's Parcel Number (APN) 082-391-009, consists of approximately 0.60 acre and is located on the north side of Meadow Lane, approximately 200 feet west of the intersection with Greenwood Lane, in the Cameron Park area, in Supervisorial District 2.

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 (6) one-year discretionary time extensions. Citing changing market conditions that have made the proposed project temporarily unfeasible, the applicant has not commenced any activity in satisfying the Conditions of Approval. The applicant has timely filed this request for six (6) one-year time extensions.

Staff has reviewed the request and recommends the Zoning Administrator grant the six (6) one-year time extensions, subject to the original Conditions of Approval. Given that there are no changes to the approved Tentative Parcel Map, the Tentative Parcel Map remains consistent with the applicable policies of the General Plan and provisions of the Zoning and Subdivision Ordinances. If approved, the Tentative Parcel Map expiration date would be extended to February 3, 2030 (Exhibit F).

ENVIRONMENTAL REVIEW

The previously approved Tentative Parcel Map P19-0006 has been found Categorically Exempt pursuant to Section 15315 (Minor Land Divisions) of the CEQA Guidelines, applying to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four (4) or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two (2) years, and the parcel does not have an average slope greater than 20 percent. Filing of a Notice of Exemption (NOE) is required in accordance with CEQA Guidelines Section 15062 to initiate a 35-day statute of limitations on legal challenges to the County's decision that the project is exempt from CEQA. The applicant shall submit a \$50.00 recording fee to the Planning Division in order for the County Recorder to file the NOE.

The proposed time extension does not make any changes to the approved Tentative Parcel Map, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects. Therefore, this Tentative Parcel Map time extension application is consistent with and is hereby exempt in accordance with CEQA guideline Sections 15315. No further environmental analysis is necessary.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings	
Conditions of Approval	
Exhibit A.....	Location Map
Exhibit B.....	Site Aerial Photo
Exhibit C	Assessor’s Parcel Map
Exhibit D.....	General Plan Land Use Map
Exhibit E	Zoning Map
Exhibit F.....	Timeline and Expiration Table
Exhibit G.....	Approved Tentative Parcel Map P19-0006

FINDINGS

Tentative Parcel Map Time Extension P-E24-0001/Meadow Oak Homes Zoning Administrator/December 4, 2024

1.0 CEQA FINDINGS

- 1.1 The original, approved Meadow Oak Townhomes Tentative Parcel Map P19-0006 has been found to be Categorically Exempt pursuant to Section 15315 of the California Environmental Quality Act (CEQA) Guidelines which states that minor land divisions in urbanized areas zoned for residential use into four (4) or fewer parcels are exempt when consistent with the General Plan, zoning, all applicable development standards, and when the project parcel(s) contain slopes equal or less than 20 percent.

The proposed Tentative Parcel Map time extension, P-E24-0001, does not make any changes to the approved Tentative Parcel Map, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects. Therefore, this Tentative Parcel Map time extension application remains Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines. No further environmental analysis is necessary.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department, Planning Division, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 TENTATIVE SUBDIVISION MAP TIME EXTENSION FINDINGS

- 2.1 **The request for extension of the approved tentative subdivision map complies with County Subdivision Ordinance Section 120.74.030.A.**

Section 120.74.030.A allows the subdivider to request up to six (6) one-year extensions from the expiration date of an approved or conditionally approved Tentative Parcel Map, as allowed by Government Code Sections 66452.6(e) and 66463.5, by timely written application to the Planning and Building Department. The subdivider may request more than one (1) time extension at a time, up to the maximum allowed by this subsection or a development agreement applicable to the Map for which the extension request is filed, but in no event shall the total time extension requested exceed six (6) years. Each application shall be filed before the approved or conditionally approved Tentative Parcel Map expires and shall state the reasons for requesting the extension.

Rationale: The applicant is requesting six (6) one-year time extensions, and appropriate processing fees were submitted on January 24, 2024, prior to the expiration date of the Tentative Parcel Map of February 3, 2024. The six (6) one-year time extension request complies with Section 120.74.030.B.

The time extension request would allow the applicant the time needed to market the project, facilitate project financing, pursue the necessary construction permits for the construction of the necessary on-site and off-site infrastructure improvements, and comply with all other applicable Conditions of Approval and mitigation measures.

2.2 The request for extension of the approved tentative subdivision map complies with County Subdivision Ordinance Section 120.74.030.B.

Section 120.74.030.B. requires that the Planning and Building Department review the request and submit the application for the extension, together with a report, to the approving authority for approval, conditional approval, or denial. In approving, conditionally approving, or denying the request for extension, the approving authority shall make findings supporting its decision.

Rationale: The Planning Division has reviewed Tentative Parcel Map Time Extension P-E24-0001 for approved Tentative Parcel Map P19-0006, along with all submitted materials, and has submitted this Staff Report with recommendations for approval based on the Findings provided in compliance with Section 120.74.030.B.

CONDITIONS OF APPROVAL

Tentative Parcel Map Time Extension P-E24-0001/Meadow Oak Homes Zoning Administrator/December 4, 2024

The following are the original Conditions of Approval for P19-0006 as approved by the Zoning Administrator on February 3, 2021:

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, the Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit G.....Tentative Parcel Map

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval would constitute a violation of permit approval.

The project description is as follows:

The project consists of a Tentative Parcel Map to create four residential parcels ranging in size from 0.13 ± acres (Parcel 1), 0.13 ± acres (Parcel 2), 0.14 ± acres (Parcel 3) and 0.16 ± acres (Parcel 4) from an existing 0.60 ± acre parcel. Fire and vehicular access to all proposed parcels would be provided from Meadow Lane. Existing parking spaces and interior driveway access would be shared between all units. To ensure vehicular access remains fully accessible between all residences, a shared access agreement shall be recorded prior to recordation of the Final Parcel Map. All proposed parcels will be served by existing public utilities. However, separate utility service will be required for each parcel to the satisfaction of each utility provider.

The development, use, and maintenance of the property, as well as the size, shape, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased, or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval, and shall be implemented as approved by the County.

Planning Services Division

2. **Permit Time Limits:** This Tentative Parcel Map shall expire 36 months from the date of approval unless a timely extension has been filed consistent with Section 120.74.020 (Expiration Period of Approved or Conditionally Approved Maps) of the Subdivision Ordinance.

3. **Notice of Exemption (NOE) Recording Fee:** The applicant shall submit to the Planning Services Division a \$50.00 recording fee for the County Recorder to file the Notice of Exemption. Checks shall be payable to El Dorado County. No permits shall be issued or parcel map filed until said fees are paid.
4. **Archeological Resources:** In the event of the discovery of human remains, all work shall cease, and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

5. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and landowner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

El Dorado Irrigation District (EID)

6. Prior to filing the Final Parcel Map, the property owners shall enter into “Offsite Service Agreements” with EID and develop an agreement regarding maintenance of each of the water meters and sewer services.
7. The resulting parcel where the landscape meter is located shall be responsible for the account with EID which may require establishing an agreement between the parcels for maintenance and irrigation of the common areas. This shall be recorded on the Final Parcel Map.
8. A Facilities Improvement Letter (FIL) may be required if the Fire Marshall requires any fire protection upgrades/new FH associated with the Final Parcel Map.

Cameron Park Community Services District (CPCSD)

9. The Parcel Map shall be subject to parkland dedication in-lieu fees based on values supplied by the County Assessor and calculated in accordance with Section 120.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees (payable to Cameron Park Community Services District) to Planning Services prior to filing the Final Map.

Office of the County Surveyor

10. All survey monuments shall be set prior to filing the Parcel Map.
11. Prior to filing the Parcel Map, a letter shall be required from all agencies that have placed conditions on the map. The letter shall state that “all conditions placed on P19-0006 by (that agency) have been satisfied.” The letter is to be sent to the County Surveyor and copied to the project engineer and applicant.

Cameron Park Design Review Committee (CPDRC)

12. Establishment of an agreement between the parcels for maintenance and irrigation of the common areas, prior to recordation of the Final Parcel Map.
13. New landscaping shall be installed between the driveway access and Meadow Lane, and shall be reviewed by site visit with the applicant, CPDRC, and Planning Services staff prior to recordation of the Final Parcel Map.
14. The original project fencing shall be repaired or replaced, and shall be reviewed by site visit with the applicant, CPDRC, and Planning Services staff prior to recordation of the Final Parcel Map.

Cameron Park Fire Department

15. The project shall be required to confirm annexation into the Cameron Park Fire Department and pay all associated fees for all legal parcels based on Final Map recordation.
16. The project shall meet all applicable requirements of the Cameron Park Fire Department to be demonstrated by providing a letter to Planning Services, prior to recordation of the Final Parcel Map.