

FINDINGS

Tentative Map Time Extension TM07-1441-E/Shinn Ranch Planning Commission/June 9, 2016

1.0 CEQA FINDINGS

- 1.1 Pursuant to CEQA Section 15162(b), it has been determined that no subsequent mitigated negative declaration is required because there is no substantial evidence that the conditions described in Section 15162(a) have occurred, including: (1) substantial changes to the project which would require major revisions to the previous mitigated negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes occurred with respect to the circumstances under which the project has been undertaken which would require major revisions of the previous mitigated negative declaration due to the involvement of new significant environmental effects; or (3) a substantial increase in the severity of previously identified significant effects; or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous mitigated negative declaration was adopted, shows the project will (a) have one or more significant effects not discussed in the previous mitigated negative declaration.
- 1.2 Pursuant to CEQA Section 15164(b) it has been determined that there is no substantial evidence requiring an addendum to the adopted mitigated negative declaration because no minor technical changes or additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent mitigated negative declaration have occurred.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Division, Community Development Agency, at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 TENTATIVE SUBDIVISION MAP TIME EXTENSION FINDINGS

- 2.1 **The request for extension of the approved parcel 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 one-year extensions from the expiration date of an approved or conditionally approved tentative map, as allowed by Government Code Sections 66452.6(e) and 66463.5, by timely written application to the Development Services Division of the Community Development Agency. The subdivider may request more than one 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 years. Each application shall be filed before the approved or conditionally approved tentative map expires and shall state the reasons for requesting the extension.

Rationale: The applicant submitted a request for two one-year time extensions and appropriate processing fees on October 7, 2015, prior to the expiration date of the tentative subdivision map of December 4, 2016. The two one-year time extension request complies with Section 120.74.030.B. Four one-year discretionary time extensions would be available for this Tentative Subdivision Map.

The applicant attests that the Shinn Ranch project was economically unviable during the recent economic recession, which delayed the progress. Approval of the extension request would allow the applicant the time needed to facilitate project financing, continue pursuing the necessary permits outlined in the mitigation measures, construct the necessary on- and off-site infrastructure improvements, and comply will all other applicable conditions of approval.

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 Development Services Division 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 including findings with respect to the potential impact of any increases in applicable development fees which have occurred since the date of the approval or conditional approval of the tentative map (Sec. 120.74.030 (B)).

Rationale: The Development Services Division has reviewed the time extension request for Tentative Subdivision Map TM07-1441/Shinn Ranch, along with all submitted materials. The Shinn Ranch Tentative Map remains consistent with the policies of the General Plan and the Zoning Ordinance, as applied to the Planned Development. The applicant attests that the Shinn Ranch project was economically unviable during the recent economic recession, which delayed the progress. However, the applicant has made progress toward completion of the Improvement Plans and the Final Map. The Improvement Plans are currently submitted to El Dorado County and El Dorado Irrigation District (EID) for review. This process is expected to occur over the next several months, but the Map may expire prior to the completion of these processes. No changes to the previously approved tentative map are proposed. The applicant will be required to pay all current fees associated with the conditions of approval, final map filing, improvement plans, and permits.