

**EL DORADO COUNTY PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of: July 27, 2017

Staff: Evan Mattes

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM06-1420-E/Bass Lake Estates

APPLICANT: Terra Investments DE LLC

AGENT: Lebeck Young Engineering, Inc

REQUEST: Request for six one-year time extensions to the approved Bass Lake Estates Subdivision Map TM06-1420 creating 36 residential lots, resulting in a new expiration date of February 12, 2023.

LOCATION: Southeast side of Bass Lake Road, approximately 175 feet southwest of the intersection with Woodleigh Lane, in the Cameron Park area, Supervisorial District 1 (Exhibit A)

APN: 115-030-06 (Exhibit B)

ACREAGE: 7.45 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit C)

ZONING: Single-Unit Residential (R1) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously adopted 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 Negative Declaration or an Addendum to the existing Negative Declaration, adopted by the Board of Supervisors on February 12, 2008; and

2. Approve TM06-1420-E extending the expiration of the approved tentative subdivision map for six years to February 12, 2023, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The tentative subdivision map (TM06-1420-E) was approved by the Board of Supervisors on February 12, 2008, along with a Rezone (Z06-0028) and a Planned Development (PD06-0020). The approved subdivision consisted of thirty-six residential lots ranging in size from 2,795 to 5,665 square feet (Exhibit F).

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map had an original expiration date of February 12, 2008 as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.22 (Assembly Bill AB 333), 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) (Exhibit G). The applicant filed the time extension request on November 4, 2016.

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 one-year discretionary time extensions. Citing the economic recession and cost prohibitive conditions dependent upon the adjacent Silver Springs Subdivision (TM97-1330), the applicant has not commenced any activity in satisfying the Conditions of Approval. The applicant is requesting the entire six one-year time extensions. Staff has reviewed the request and recommends the Planning Commission grant the requested six one-year time extensions, subject to the original Conditions of Approval and environmental mitigation measures. Given that there are no changes to the previously approved Tentative Map, the map maintains consistency with the applicable policies of the General Plan and provisions of the Zoning and Subdivision Ordinances. If approved, the map expiration would be extended to February 12, 2023.

ENVIRONMENTAL REVIEW

The Bass Lake Estates tentative subdivision map is a residential project that was analyzed in an adopted Negative Declaration. The proposed time extension would allow the continued residential development of the project consistent with the approved tentative subdivision. The time extension does not make any physical 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 Negative Declaration 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 15162. No further environmental analysis is necessary.

The project is required filing of a Notice of Determination. A \$50.00 filing fee submitted to Planning Services.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map

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

Exhibit C.....Land Use Map

Exhibit D.....Zoning Map

Exhibit E.....Aerial Map

Exhibit F.....Approved Bass Lake Estates Tentative
Subdivision Map

Exhibit G.....Bass Lake Estates Tentative Map Timeline and
Expiration