

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



Agenda of: February 22, 2018
Staff: Evan Mattes

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM07-1450-E/Cambridge Townhomes

APPLICANT: Cambridge Road Townhomes, LLC

OWNER: Brooke Partridge

REQUEST: Request for six one-year time extensions to the approved Cambridge Townhomes Tentative Subdivision Map TM07-1450 creating 12 residential lots, one common private driveway lot and one open space lot resulting in a new expiration date of July 24, 2023.

LOCATION: West side of Cambridge Road approximately 75 feet south of the intersection with Oak Leaf Drive, in the Cameron Park area, Supervisorial District 2. (Exhibit A)

APN: 082-531-15 and 082-531-16 (Exhibit B)

ACREAGE: 1.21 acres

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

ZONING: Multi-Unit Residential-Planned Development (RM-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 Planning Commission on July 24, 2008; and

2. Approve TM07-1450-E extending the expiration of the approved tentative subdivision map for six years to July 24, 2023, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The tentative subdivision map (TM07-1450) was approved by the Planning Commission on July 24, 2008, along with a Planned Development (PD07-0021) and a Conditional Use Permit (S08-0013). The approved subdivision consisted of 12 residential lots ranging in size from 1,971 sf and 2,304 sf (Exhibit F).

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map had an original expiration date of July 24, 2017, as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.21 (Assembly AB 333), 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) (Exhibit G). The applicant filed this time extension request on July 19, 2017.

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 trouble in securing financing during the economic recession, the applicant not finished 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 July 24, 2023.

ENVIRONMENTAL REVIEW

The Cambridge Townhomes Tentative Subdivision Map is a residential project that was analyzed in an adopted Mitigated 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 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 Mitigated 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 Map

Exhibit C.....General Plan Map

Exhibit D.....Zoning Map

Exhibit E.....Aerial Map

Exhibit F.....Approved Tentative Subdivision Map

Exhibit G.....Cambridge Townhomes Tentative Map Timeline
and Expiration