

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



Agenda of: September 11, 2014

Staff: Mel Pabalinas

TENTATIVE MAP TIME EXTENSION

- FILE NO.:** TM98-1356-E/Promontory Villages 1-5
- APPLICANT:** MJM Properties
- REQUEST:** Time extension to approved Tentative Map for four years to June 24, 2018 pursuant to Subdivision Map Act (SMA) Section 66452.6(a) and coinciding with the expiration of the adopted Promontory Specific Plan Development Agreement.
- LOCATION:** The subject property is located at the end of Lafitte Drive, approximately 750 feet north of its intersection with Bordeaux Drive, within the adopted Promontory Specific Plan Area; in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)
- APN:** 124-070-05 (Exhibit B)
- ACREAGE:** 7.15 acres
- GENERAL PLAN:** Adopted Plan- Promontory Specific Plan (Exhibit C)
- ZONING:** Hillside Large Lot Single Family (PR-HLL) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Previously certified Promontory Specific Plan Environmental Impact Report (EIR) (SCH No. 94112056)
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Find the certified Promontory Specific Plan EIR to be an adequate environmental review document for this time extension; and

2. Approve TM98-1356-E extending the expiration of the approved tentative map for a total of four years to June 24, 2018 based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND

The Board of Supervisors approved the Promontory Specific Plan on November 4, 1997. A subsequent amendment to the plan was approved on September 28, 1999 in response to a Settlement Agreement as a result of litigation. The amendment included a development cap of 1,100 dwelling units allocated within eight residential villages. The Specific Plan is accompanied by a 20-year Development Agreement which is due to expire on June 24, 2018.

The Promontory Villages 1-5 Tentative Map TM98-1356 was approved on June 24, 1999. The map consisted of 609 residential lots, nine open space lots, one elementary school site, and four large lots for future subdivision (Exhibit E). In May 2001, the map was revised to allow gates in Villages 1-3. Prior to expiration, the tentative map was automatically extended to June 24, 2009 pursuant to 66452.6 of the Subdivision Map Act as a result of recording a series Final Map recordation. Recent state legislature actions extended the expiration to June 24, 2014 (see Exhibit F). To date, a total of 603 residential lots has been recorded and currently owned by individual property owners, except for Village 2C which consist of five residential lots. In order to construct and record these lots, however, an extension to the expiration of the approved map would be necessary. The applicant timely filed this time extension map in March 2014.

ANALYSIS

This time extension is for a total of four remaining years vested under the Development Agreement, pursuant to Subdivision Map Act Section 66452.6(a). If approved, the map would be extended to June 24, 2018 coinciding with the expiration of the Development Agreement and would accommodate the construction of the five remaining lots in Village Phase 2C.

The map remains consistent with the original 1996 General Plan, which was in effect at the time of approval, and applicable policies under the current 2004 General Plan, and zoning. All original conditions of approval and mitigation measures in the EIR shall remain applicable.

ENVIRONMENTAL REVIEW

The tentative map is a residential project which was analyzed in the certified Promontory Specific Plan Environmental Impact Report (EIR) (SCH No. 94112056). In accordance with California Environmental Quality Act (CEQA) Sections 21065 (“Project”) and 15182 (“Residential Projects Pursuant to a Specific Plan”), the proposed time extension is a further approval for the Promontory Villages 1-5 Tentative Map approved on June 24, 1999. 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 EIR was certified has since become available. No further environmental analysis would be necessary.

A \$50.00 administration fee is required by the County Recorder to file the Notice of Exemption.

SUPPORT INFORMATION

Attachments to Staff Report:

Conditions of Approval
Findings

Exhibit A.....	Location Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zone Map
Exhibit E.....	Approved Tentative Subdivision Map and Improvement Plan for Promontory Villages 1 through 5
Exhibit F.....	Promontory Villages 1 through 5 Timeline Summary