

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



Agenda of: May 25, 2017

Staff: Evan Mattes

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM07-1440-E/Summer Brook Estates

APPLICANT: Amar Ghorri and Imran Aziz

ENGINEER: CTA Engineering & Surveying

REQUEST: Request for six one-year time extensions to the approved Summer Brook Tentative Subdivision Map TM07-1440 creating 29 residential lots, resulting in a new expiration date of March 11, 2023.

LOCATION: North side of Green Valley Road approximately 500 feet west of the intersection with Bass Lake Road, in the Cameron Park area, Supervisorial District 4. (Exhibit A)

APNs: 102-210-12 and 102-220-13 (Exhibit B)

ACREAGE: 90 acres

GENERAL PLAN: Low Density Residential (LDR) (Exhibit C)

ZONING: Residential Estate Five-Acre/Planned Development (RE-5/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 Board of Supervisors on March 11, 2008; and

2. Approve TM07-1440-E extending the expiration of the approved tentative subdivision map for six years to March 11, 2023, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The tentative subdivision map (TM07-1440) was approved by the Board of Supervisors on March 11, 2008, along with a General Plan Amendment (A07-0005), Rezone (Z07-0004) and Planned Development (PD07-0007). The approved subdivision consisted of 29 residential lots ranging in size from 58,591 sf and 91,113 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 March 11, 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 timely filed this time extension request on January 12, 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 the economic downturn and lack of interest in the custom lot market the applicant has not yet submitted a final subdivision. Since approval the applicant has annexed into the El Dorado Irrigation District prior to approving and processing Facility Plan Reports and Improvement Plans. The applicant is requesting the entire six one-year time extensions as this is the amount of time as the applicant believes this is the amount of time necessary to implement the conditions of approval and record the Final Map. 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 March 11, 2023.

ENVIRONMENTAL REVIEW

The Summer Brook 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 Land Use Map

Exhibit D.....Zoning Map

Exhibit E.....Aerial Map

Exhibit F.....Approved Tentative Subdivision Map

Exhibit G.....Summer Brook Estates Tentative Map Timeline
and Expiration