

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



Agenda of: July 28, 2016

Staff: Mel Pabalinas

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NUMBER: TM08-1473-E/Cameron Hills Tentative Subdivision Map

APPLICANT: MCP Properties, LLC

REQUEST: Request for six one-year time extensions to the approved Cameron Hills Tentative Subdivision Map creating 41 detached residential lots resulting in a new expiration date of July 21, 2022.

LOCATION: Approximately 800 feet west of Cambridge Road, north of Knollwood Drive in Cameron Park, Supervisorial District 2 (Exhibit A).

APN: 116-010-04 (Exhibit B)

ACREAGE: 20.13 acres

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

ZONING: Single Unit Residential-Airport Safety-Planned Development (R1-AA-PD)/Open Space-Airport Safety-Planned Development (OS-AA-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 July 21, 2009, as described in the CEQA Findings; and

2. Approve TM08-1473-E extending the expiration of the approved tentative map for a total of six years to July 21, 2022, based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND

Cameron Hills Tentative Subdivision Map and Development Plan were originally approved on July 21, 2009 by the Board of Supervisors (Exhibit E). The approved subdivision consists of 41 detached single-family residential lots to be served by public roads, water, and sewer.

A Substantial Conformance review of a revision to the tentative map was administratively approved in July 2013, and a separate rezone, which corrected the underlying zones to match the revised tentative map layout, was recommended for approval by the Planning Commission in October 24, 2013 (Exhibits F and G). The rezone will be scheduled for consideration by the Board of Supervisors along with the Final Map for the subdivision.

Since its approval, no residential development has occurred; however, in accordance with the Conditions of Approval, the applicant has annexed into Cameron Park Community Services District (CSD) and Cameron Park Fire Department service areas, submitted Improvement Plans for County review and is in the process of acquiring environmental permits. With an impending current Tentative Map expiration of July 21, 2016, the applicant has timely filed this discretionary application to extend the expiration in order to complete the balance of the Conditions of Approval and record a Final Map for the subdivision.

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 development challenges in completing specific project conditions of approval including acquisition of land for rare plant mitigation (Condition of Approval Number 3) and construction of an off-site all-way stop improvement at Cambridge Road and US 50 (Condition of Approval Number 37), the applicant is requesting the entire six one-year time extensions in order to satisfy all of the Conditions of Approval (Exhibit H). 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 requested 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 21, 2022.

ENVIRONMENTAL REVIEW

Based on the original Initial Study, a Mitigated Negative Declaration was adopted by the Board of Supervisors with the approval of the Cameron Hills Tentative Subdivision Map and Development Plan on July 21, 2009. No new environmental effects are associated with this time extension. All original mitigation measures identified to mitigate the potential environmental impacts associated with the project shall remain applicable.

SUPPORT INFORMATION

Findings
Conditions of Approval

Exhibit ALocation Map
Exhibit BAssessor’s Parcel Map
Exhibit CGeneral Plan Land Use Map
Exhibit DZoning Map
Exhibit EApproved Cameron Hills Tentative
Subdivision Map
Exhibit F.....Approved Substantial Conformance
Revised Cameron Hills Tentative
Subdivision Map
Exhibit G.....Cameron Hills Rezone Exhibit
Exhibit H.....Applicant’s Request for Time
Extension; March 24, 2016