

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



Agenda of: April 27, 2023

Staff: Corinne Resha

TENTATIVE MAP TIME EXTENSION

- FILE NO.:** TM-E22-0007/Cameron Ranch
- APPLICANT:** CTA Engineering & Surveying
- OWNER:** Starbuck Road 56, LLC
- REQUEST:** Request for six (6) one-year time extensions to the approved Cameron Ranch Tentative Subdivision Map (TM18-1531) resulting in a new expiration date of December 26, 2028.
- LOCATION:** The property is located on the east side of Hastings Drive and west of Starbuck Road, approximately 200 to 250 feet north of the intersection with Green Valley Road, in the Rescue area, Supervisorial District 4 (Exhibit A).
- APNs:** 102-110-014, 102-110-024, 102-421-001 (Exhibit B)
- ACREAGE:** 5.6 acres
- GENERAL PLAN:** Multi-Family Residential (MFR) (Exhibit C)
- ZONING:** Residential Multi-Unit, Design Review – Community Overlay (RM-DC) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Previously adopted Initial Study/Mitigated Negative Declaration (IS/MND)
- 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, that there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration (MND) or an Addendum to the adopted IS/MND, which was adopted by the Board of Supervisors on June 26, 2018; and

2. Approve Tentative Subdivision Map Time Extension TM-E22-0007 extending the expiration of the approved Cameron Ranch Tentative Subdivision Map for six (6) years to December 26, 2028, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The Board of Supervisors approved the Cameron Ranch Tentative Subdivision Map (TM17-1531) on June 26, 2018, along with its Planned Development Permit (PD17-0001) and Rezone (Z17-0001). The approved subdivision map and development plan consists of 41 residential lots (32 Attached, 9 Detached) ranging in size from 2,821 square feet to 7,725 square feet and one (1) lot to contain a retention/ detention basin (Exhibit G). The Tentative Subdivision Map was due to expire on June 26, 2021; however, Assembly Bill (AB) 1561 granted certain tentative maps an 18-month extension, as codified in California Government Code Section 65914.5. Based on a review of the criteria identified in AB 1561, the Cameron Ranch Tentative Subdivision Map (TM17-1531) qualifies for the 18-month extension. Thus, the current expiration date is December 26, 2022. As required under the County's Subdivision Ordinance, the present application for extension was timely filed prior to the December 26, 2022 expiration date (Sec. 120.74.030). Under the Subdivision Ordinance and the California Subdivision Map Act, subdividers may request up to six (6) one-year extensions of the expiration of tentative maps.

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 (6) one-year discretionary time extensions. The property owner is requesting six (6) one-year time extensions in order to find a new buyer who would complete the final map process. The property owner previously had a buyer/developer processing the final map, but that buyer/developer chose not to proceed with the project. The improvement plans, final map, cost estimates, and Conditions of Approval were prepared, and the final map project went out for Technical Advisory Committee (TAC) review but was withdrawn by the buyer/developer in August 2020. The property owner is actively marketing the project to secure a new buyer/developer who would continue the project processing and final map. If approved, the property owner would not have any additional discretionary time extensions remaining. Given that there are no proposed changes to the approved Tentative Subdivision Map or Conditions of Approval, as approved by the Board of Supervisors on June 26, 2018, the map remains consistent with the applicable policies of the General Plan, as well as the provisions of the Zoning and Subdivision Ordinances. If approved, the map expiration date would be extended to December 26, 2028.

ENVIRONMENTAL REVIEW

The proposed time extension would allow for the development of the 41-lot residential subdivision consistent with the approved Tentative Subdivision Map and the adopted IS/MND. The requested time extension does not make any changes to the approved Tentative Subdivision Map, Planned Development, or Rezone. Because no changes are proposed to the

project description or its Conditions of Approval, approval of the requested time extensions would not involve new significant environmental effects and would 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 IS/MND for the project was adopted has since become available. Therefore, the requested Tentative Subdivision Map Time Extension application is consistent with the adopted IS/MND and further environmental analysis is not necessary in accordance with CEQA Guideline Sections 15162 and 15164.

The project is required to file a Notice of Determination (NOD). The applicant shall submit a **\$50.00** recording fee to Planning Services for the County Recorder to file the Notice of Exemption **within 24 hours** of any decision-making body approving the project. Checks shall be made payable to El Dorado County.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval as Approved by the Board of Supervisors on June 26, 2018

- Exhibit A.....Location Map
- Exhibit B-1 – B-2.....Assessor’s Parcel Map
- Exhibit C.....General Plan Land Use Map
- Exhibit D.....Zoning Map
- Exhibit E.....Aerial Map
- Exhibit F.....Cameron Ranch Tentative Subdivision Map
Timeline and Expiration
- Exhibit G.....Approved Cameron Ranch Tentative Subdivision
Map (TM18-1531)

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