

P08-0026-E-2/Wirtanen Commercial Parcel Map – As approved by the Planning Commission on May 11, 2017

Findings

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301(k) of the CEQA Guidelines “Existing Facilities” including “subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.”
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Division - Planning Services at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 TENTATIVE SUBDIVISION MAP TIME EXTENSION FINDINGS

- 2.1 **The request for extension of the approved parcel tentative subdivision map complies with County Subdivision Ordinance Section 120.74.030.A.**

Section 120.74.030.A allows the subdivider to request up to six one-year extensions from the expiration date of an approved or conditionally approved tentative map, as allowed by Government Code Sections 66452.6(e) and 66463.5, by timely written application to the Development Services Division of the Community Development Agency. The subdivider may request more than one time extension at a time, up to the maximum allowed by this subsection or a development agreement applicable to the map for which the extension request is filed, but in no event shall the total time extension requested exceed six years. Each application shall be filed before the approved or conditionally approved tentative map expires and shall state the reasons for requesting the extension.

Rationale: The applicant submitted a request for five one-year time extensions and appropriate processing fees on January 19, 2017, prior to the expiration date of the tentative parcel map of January 27, 2017. The five year time extension request complies with Section 120.74.030.B.

The applicant states that the delay in filing and recording the parcel map is a result of difficulty in acquiring a loan for the condominium project due to the economic conditions. The applicant is currently working to identify an interested bank to assume the required loan. The applicant is prepared to file and record the parcel map upon completion and recordation of the Covenants Codes & Restrictions (CC&Rs). The five year extension would allow the applicant additional time needed to facilitate project funding, finalize and record the project CC&Rs and record the parcel map.

2.2 The request for extension of the approved tentative parcel map complies with County Subdivision Ordinance Section 120.74.030.B.

Section 120.74.030.B. requires that the Development Services Division review the request and submit the application for the extension, together with a report, to the approving authority for approval, conditional approval, or denial. In approving, conditionally approving, or denying the request for extension, the approving authority shall make findings supporting its decision.

Rationale: The Development Services Division has reviewed the time extension request for Tentative Parcel Map P08-0026/Wirtanen Commercial Parcel Map, along with all submitted materials, and has submitted this staff report with recommendations for approval based on the Findings provided in compliance with Section 120.74.030.B.