

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



**Agenda of:** April 26, 2018  
**Staff:** Isaac Wolf

**TENTATIVE SUBDIVISION MAP TIME EXTENSION**

**FILE NO.:** TM09-1488-E/Breeden Estates

**APPLICANT:** Christine A. Brown, Trustee, Florence E. Breeden Trust

**OWNER:** Florence E. Breeden Trust

**REQUEST:** Request for six (6) one-year time extensions to the approved Breeden Estates Tentative Subdivision Map TM09-1488 creating 12 residential lots, resulting in a new expiration date of October 14, 2023.

**LOCATION:** The property is located on the east side of Parkside Drive, approximately 165 feet south of the intersection with Winding Way and Winding Way Court, in the Grizzly Flat Area, Supervisorial District 2. (Exhibit A)

**APN:** 041-040-15 (Exhibit B)

**ACREAGE:** 80 acres

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

**ZONING:** Residential Estate (RE-5/RE-10) (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, approved by the Board of Supervisors on September 14, 2010; and

2. Approve TM09-1488-E extending the expiration of the adopted tentative subdivision map for six years to October 14, 2023, based on the Findings and subject to the original Conditions of Approval as presented.

## **BACKGROUND**

The tentative subdivision map (TM09-1488) was approved by the Planning Commission on July 8, 2010 along with a rezone (Z09-0003). The approved subdivision consisted of 12 residential lots ranging in size from 5.01 acres to 11.76 acres (Exhibit E). The Board of Supervisors approved the tentative subdivision map on September 14, 2010, with a final adoption date of October 14, 2010.

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map had an original expiration date of October 14, 2017, as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.21 (SB1185), 66452.22 (AB333), 66452.23 (AB208) and 66452.24 (AB116) (Exhibit F). The applicant filed this time extension request on July 10, 2017.

## **ANALYSIS**

Section 120.074.030 of the El Dorado County Code of Ordinances 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. Citing trouble in securing financing during the economic recession of 2008, the applicant has not finished satisfying the Conditions of Approval. The applicant is requesting the entire six one-year time extensions. 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 date would be extended to October 14, 2023.

## **ENVIRONMENTAL REVIEW**

The Breeden Estates 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 to file a Notice of Determination. A \$50.00 filing fee shall be 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 Map

Exhibit D.....Zoning Map

Exhibit E.....Tentative Subdivision Map

Exhibit F.....Breeden Estates Tentative Map Timeline and  
Expiration