

**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:** TM10-1498-E/Serrano Village J, Lot H
- APPLICANT:** Serrano Associates, LLC
- REQUEST:** Request for six one-year time extensions to the approved Serrano Village J, Lot H Tentative Subdivision Map creating 83 attached residential lots, resulting in a new expiration date of July 28, 2022.
- LOCATION:** Approximately 1.5 miles north of Highway 50 along Bass Lake Road at the intersection with Serrano Parkway in the El Dorado Hills area; Supervisorial District 1 (Exhibit A)
- APNs:** 123-370-01, -03; 123-280-10 (Exhibit B)
- ACREAGE:** 25.27 acres
- GENERAL PLAN:** Adopted Plan (AP)-El Dorado Hills Specific Plan (Residential) (Exhibit C)
- ZONING:** Single Unit-Planned Development (R1-PD) (Exhibits D)
- ENVIRONMENTAL DOCUMENT:** Previously adopted Environmental Impact Report
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Find 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 Environmental Impact Report (EIR) or an Addendum to the existing El Dorado Hills Specific Plan EIR, adopted by the Board of Supervisors on July 18, 1988, as described in the CEQA Findings; and

2. Approve TM10-1498-E extending the expiration of the approved tentative map for a total of six years to July 28, 2022 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Serrano Village J, Lot H Tentative Subdivision Map is a continuation of the residential development within the Serrano Master Planned Development, the residential portion of the adopted El Dorado Hills Specific Plan. The approved subdivision consists of 83 attached single-family residential lots that would be served by a private internal road network and public water, sewer, and recycled water services. The facilities within the residential development would be privately maintained by Serrano El Dorado Owners' Association. The project is consistent with the design and standards of the adopted El Dorado Hills Specific Plan.

BACKGROUND

Serrano Village J, Lot H is within the Serrano Master Planned Development, which is a part of the El Dorado Hills Specific Plan (EDHSP) that was adopted in July 1988 (Exhibit E). The EDHSP, which authorized the development of 6,160 dwelling units, is supported by a certified Environmental Impact Report. To date, the applicant, Serrano Associates, LLC anticipates approximately 4,950 dwelling units that would be developed at buildout (Exhibit E).

The Serrano Village J (Phase J2/J3) Lot H Tentative Map and Development Plan were approved on July 28, 2011 (Exhibit F). The approved map includes 83 attached residential units and a 12.5-acre Remainder Lot that was reserved as a potential site for an El Dorado Hills Community Services District (CSD) public park. Since its approval, no residential or park development have occurred. With the impending map expiration on July 28, 2016, the applicant has timely filed this discretionary application to extend the expiration.

ANALYSIS

Section 120.74.030 of the El Dorado County Subdivision Ordinance regulates the time extension of approved tentative map. The ordinance limits the extension to a maximum of six one-year discretionary time extensions. Citing marketing and development challenges associated with the construction of attached residential units, the applicant's time request is for the entire six one-year time extensions and, if approved, the map would be extended to July 28, 2022 (Exhibit G). There have been no modifications to the approved tentative map and all original conditions of approval and environmental mitigation measures remain applicable.

Based on the above information, staff recommends granting the requested six one-year time extensions.

ENVIRONMENTAL REVIEW

The tentative map is a residential project that was analyzed in the certified EDHSP EIR (SCH No. 86122912). The proposed time extension would allow the continued residential development of the village consistent with the Specific Plan. 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 EIR was certified has since become available. No further environmental analysis is necessary.

SUPPORT INFORMATION

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.....	Serrano Marketing Map
Exhibit F.....	Approved Serrano Village J (Phase J2/J3), Lot H Tentative Subdivision Map/Planned Development
Exhibit G.....	Applicant Request for Time Extension; April 19, 2016