

Findings

1.0 CEQA FINDINGS

- 1.1 Pursuant to California Environmental Quality Act (CEQA Section 15162(b), it has been determined that no subsequent Environmental Impact Report (EIR) is required because there is no substantial evidence that the conditions described in Section 15162(a) have occurred, including: (1) substantial changes to the project which would require major revisions to the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes occurred with respect to the circumstances under which the project has been undertaken which would require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects; or (3) a substantial increase in the severity of previously identified significant effects; or new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time of the previous Negative Declaration was adopted, shows the project will (A) have one or more significant effects not discussed in the previous Negative Declaration; .

The proposed project is an extension to a previously approved Tentative Subdivision Map for which a Negative Declaration was adopted by the Planning Commission on July 25, 2019. The proposed project has an Initial Study completed which determined that a Negative Declaration was the appropriate environmental document as all the environmental factors analyzed were found to have no impacts or less than significant impacts. The project does not involve any substantial changes in circumstances that would result in a new significant impact or impacts. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed in the Negative Declaration

- 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 Planning and Building Department at 2850 Fairlane Court, Placerville, CA, 95667.

2.0 TENTATIVE SUBDIVISION MAP TIME EXTENSION FINDINGS

2.1 The request for extension of the approved 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 (6) 1-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 Planning and Building Department. The subdivider may request more than one (1) 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 (6) 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 developer's request for six (6) 1-year time extensions and appropriate processing fees were submitted on June 7, 2022, prior to the expiration date of the tentative subdivision map of July 25, 2022. The six (6) 1-year time extension request complies with Section 120.74.030.B.

The developer cites economic downturn and a weak custom lot market as reasons for the extension. Additionally, the applicant states that the properties were purchased in early March 2021 and that they intend to move the project forward with respect to improvement installation in the 2023/2024 timeframe, stating that the market has improved as of late, but a time extension is needed to allow time for engineering and final map preparation and processing. See Exhibit G for complete narrative.

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

Section 120.74.030.B. requires that the Planning and Building Department 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 Planning and Building Department has reviewed the time extension request for Tentative Subdivision Map TM-E22-0004/ Sierra Sunrise Subdivision 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.