

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



Agenda of: June 14, 2018
Staff: Isaac Wolf

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM08-1477-E/Ridgeview Village Unit 9

APPLICANT: Pacific Estates Development

OWNER: Same as applicant

REQUEST: Six 1-year time extension to the approved tentative map resulting in a new expiration date of July 11, 2024.

LOCATION: On Beatty Drive, approximately 0.1 mile south of the intersection with Powers Drive, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)

APN: 120-010-01 (Exhibit B)

ACREAGE: 16.84 acres

GENERAL PLAN: High Density Residential (HDR) (Exhibit C)

ZONING: Single Unit Residential (R1) (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, adopted by the Planning Commission on July 11, 2013; and
2. Approve TM08-1477-E extending the expiration of the approved tentative subdivision map for six years to July 11, 2024, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The tentative subdivision map (TM08-1477) was approved by the Planning Commission on July 11, 2013. The approved subdivision consisted of 44 residential lots ranging in size from 12,889 sf to 51,257 sf (Exhibit G).

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map is due to expire on of July 11, 2018 (Exhibit F). The applicant filed this time extension request on August 10, 2017.

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 one-year discretionary time extensions. 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 would be extended to July 11, 2024.

ENVIRONMENTAL REVIEW

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.....Aerial Map

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

Exhibit G.....Approved Tentative Subdivision Map