

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: March 23, 2017

Staff: Evan Mattes

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM07-1457-E/Serrano Village J7

APPLICANT: Serrano Associates

OWNER: Serrano Associates

REQUEST: Request for six one-year time extensions to the approved Serrano Village J7 Tentative Subdivision Map TM07-1457 creating 71 attached residential lots, resulting in a new expiration date of March 11, 2023.

LOCATION: South side of Bass Lake Road, approximately 500 feet south of the intersection with Bridlewood Drive, in the El Dorado Hills area, Supervisorial District 1 (Exhibit A)

APN: 123-040-11 (Exhibit B)

ACREAGE: 9.86 acres

GENERAL PLAN: Adopted Plan (AP) (Exhibit C)

ZONING: Single-Unit Residential (R1) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously certified El Dorado Hills Specific Plan Environmental Impact Report (SCH No. 86122912)

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find Time Extension TM07-1457-E for the approved Serrano Village J7 residential tentative subdivision map to be exempt under California Environmental Quality Act (CEQA) Section 15182; and

2. Approve TM07-1457-E extending the expiration of the approved tentative subdivision map for six years to March 11, 2023, based on the Findings and subject to the Conditions of Approval as presented.

BACKGROUND

Serrano Village J7 Tentative Subdivision Map 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 6,162 residential dwelling units, is supported by a certified Environmental Impact Report.

The tentative subdivision map (TM07-1457) was approved by the Planning Commission on March 11, 2010, along with a Planned Development (PD07-0029). The approved subdivision consisted of 71 attached residential lots ranging in size from 2,820 square feet (sf) and 6,232 sf, with an average of lot size of 3,983 sf (Exhibit F).

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map had an original expiration date of March 11, 2010, which was automatically extended to March 11, 2017 as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.23 (Assembly Bill AB 208) and 66452.24 (Assembly Bill AB 116) (Exhibit G). The applicant filed this time extension request on October 17, 2016.

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. Citing lack of interest from the homebuilding industry and custom home builders, the applicant has not commenced any activity in satisfying the Conditions of Approval. The applicant is requesting the entire six one-year time extensions. Once there is market demand the applicant will commence the improvement plan stage, take action on the Conditions of Approval and prepare the final map for recording. 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 requested changes to the previously approved Tentative Map, the map maintains consistency with the applicable policies of the General Plan, El Dorado Hills Specific Plan and provisions of the Zoning and Subdivision Ordinances. If approved, the map expiration would be extended to March 11, 2023.

ENVIRONMENTAL REVIEW

The Serrano Village J7 tentative subdivision map is a residential project that was analyzed in the certified El Dorado Hills Specific Plan 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. Therefore, this tentative map time extension application is consistent with and is hereby exempt in accordance with CEQA Guideline Section 15182 (Residential Projects Pursuant to a Specific Plan with a certified EIR). No further environmental analysis is necessary. Therefore, this tentative map time extension application is consistent with and is hereby exempt in accordance with CEQA Guideline Section 15182 (Residential Projects Pursuant to a Specific Plan).

Filing of the Notice of Exemption (NOE) is required for the project initiating the 35-day CEQA statute of limitations for any challenge to the County’s determination of exemption. A filing fee in the amount \$50.00 must be made payable to El Dorado County.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Map
- Exhibit C.....Land Use Map
- Exhibit D.....Zoning Map
- Exhibit E.....Aerial Map
- Exhibit F.....Approved Tentative Subdivision Map
- Exhibit G.....Subdivision Map Timeline and Expiration
- Exhibit H.....Extension Request; October 2016