

FINDINGS

Tentative Subdivision Map Time Extension TM05-1395-E/La Caille Estates Planning Commission/February 23, 2017

1.0 CEQA FINDINGS

- 1.1 Pursuant to CEQA Section 15162(b), it has been determined that no subsequent mitigated negative declaration 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 mitigated 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 mitigated 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 mitigated negative declaration was adopted, shows the project will (a) have one or more significant effects not discussed in the previous negative declaration.
- 1.2 Pursuant to CEQA Section 15164(b) it has been determined that there is no substantial evidence requiring an addendum to the adopted negative declaration because no minor technical changes or additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration have occurred.
- 1.3 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Development Services Division - Planning Services 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 one-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 Development Services Division of the Community Development Agency. The subdivider may request more than one 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 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 applicant is requesting three one-year time extensions. Appropriate processing fees were submitted on November 4, 2016, prior to the expiration date of the tentative subdivision map of November 11, 2016. The three one-year time extension request complies with Section 120.74.030.B. Since approval of the Tentative map, the project has obtained El Dorado LAFCO approval for its annexation to El Dorado Irrigation District and is currently working on Final Map for Phase I. Phase I Improvement Plans have also been prepared. In 2008, the previous owner of the project prepared and processed Improvement Plans for Meder Road and On-site Construction. However, the 2008 economic downturn and collapse of the housing market nationwide prevented this project from moving forward beyond that point. The applicant states that the delay in filing and recording the final map is a result of difficulty in acquiring funding for the project due to the economic recession. Additionally, a few challenging conditions of approval, including 36 feet wide streets, Conspan bridge structures for drainage crossings, frontage improvements to Meder Road, providing sight distance on Meder Road east of Resler Way, and offsite 10" water connection. Under new ownership, the project was redesigned to a more efficient land plan reducing road widths and changing circulation on-site. A phasing plan was also included and processed through the July 12, 2016 Substantial Conformance request. The three one-year extensions should allow the applicant the time needed to record the final subdivision map.

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 Development Services Division 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 Development Services Division has reviewed the time extension request for Tentative Subdivision Map TM05-1395-R/ La Caille Estates 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. The applicant states that three additional years would allow time for securing necessary funding by satisfying conditions of the landing institution, constructing the project, and completing associated conditions of approval. No changes to the previously approved tentative map are proposed.