

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



**Agenda of:** April 27, 2017

**Staff:** Evan Mattes

**TENTATIVE SUBDIVISION MAP TIME EXTENSION**

**FILE NO.:** TM08-1476-E/Vista Grande Estates

**APPLICANT/  
OWNER:** David Allen Neitzel

**REQUEST:** Request for six one-year time extensions to the approved Vista Grande Subdivision Map TM08-1476 creating five residential lots, resulting in a new expiration date of December 10, 2022.

**LOCATION:** East side of Sierrama Drive, approximately 0.37 mile north of the intersection with Meder Road, in the Cameron Park area, Supervisor District 4 (Exhibit A)

**APN:** 070-160-58 (Exhibit B)

**ACREAGE:** 5.07 acres

**GENERAL PLAN:** Medium Density Residential (MDR) (Exhibit C)

**ZONING:** Single-Unit Residential One-Acre (R1A) (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Previously adopted 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 Negative Declaration or an Addendum to the existing Negative Declaration, adopted by the Board of Supervisors on December 10, 2009; and

2. Approve TM08-1476-E extending the expiration of the approved tentative subdivision map for six years to December 10, 2022, based on the Findings and subject to the original Conditions of Approval as presented.

## **BACKGROUND**

The tentative subdivision map (TM08-1476-E) was approved by the Board of Supervisors on December 10, 2009, along with a Rezone (Z08-0026). The approved subdivision consisted of five residential lots each one-acre in size (Exhibit F).

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map had an original expiration date of December 10, 2012, which was extended to December 10, 2016, as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.23 (Assembly Bill AB 208) and 66452.23 (Assembly Bill AB 116) (Exhibit G). The applicant filed the time extension request on December 2, 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 plant mitigation measures, the economic recession, and recently purchasing the property, the applicant has not commenced any activity in 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 December 10, 2022.

## **ENVIRONMENTAL REVIEW**

The Vista Grande tentative subdivision map is a residential project that was analyzed in a adopted Negative Declaration. 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 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 filing of a Notice of Determination. A \$50.00 filing fee 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 .....Land Use Map
- Exhibit D.....Zoning Map
- Exhibit E .....Aerial Map
- Exhibit F.....Approved Tentative Subdivision Map
- Exhibit G.....Vista Grande Estates Tentative Map Timeline  
and Expiration