

**EL DORADO COUNTY PLANNING AND BUILDING  
DEPARTMENT**



**PLANNING COMMISSION  
STAFF REPORT**

**Agenda of:** July 27, 2017

**Staff:** Evan Mattes

**TENTATIVE SUBDIVISION MAP TIME EXTENSION**

**FILE NO.:** TM06-1412-E/Marble Valley Ridge Estates

**APPLICANT:** Marble Valley DNR, LLC

**AGENT:** CTA Engineering & Surveying

**REQUEST:** Request for three one-year time extensions to the approved Marble Valley Ridge Estates Tentative Subdivision Map TM06-1412-E creating three residential lots, resulting in a new expiration date of March 11, 2020.

**LOCATION:** Southwest side of Crazy Horse Court, north of the intersection with Crazy Horse Road, in the Cameron Park area, Supervisorial District 2. (Exhibit A)

**APNs:** 119-320-26 & 119-310-39 (Exhibit B)

**ACREAGE:** 14.59 acres

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

**ZONING:** Open Space-Planned Development (OS-PD)/Single Unit Residential 20,000-Planned Development (R20K-PD) (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 Board of Supervisors on March 11, 2008; and

2. Approve TM06-1412-E extending the expiration of the approved tentative subdivision map for three years to March 11, 2020, based on the Findings and subject to the original Conditions of Approval as presented.

## **BACKGROUND**

The tentative subdivision map (TM05-1412) was approved by the Board of Supervisors on March 11, 2008, along with a Rezone (Z06-0011) and a Planned Development (PD06-0011). The approved subdivision consisted of three residential lots ranging in size from 7,450 square feet to 10,960 square feet (Exhibit F). The original parcels were created as an open space lot through the approval of the Cambridge Oaks #2 Subdivision Map (TM89-1188) approved by the Board of Supervisors on November 10, 1998.

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map had an original expiration date of March 11, 2017, as a result of recent state legislation including Subdivision Map Act (SMA) Sections 66452.22 (Assembly Bill 333), 66452.23 (Assembly AB 208) and 66452.24 (Assembly Bill AB 116) (Exhibit G). The applicant filed this time extension request on January 25, 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. Citing difficulty in satisfying the Conditions of Approval and securing financing during the economic recession, the applicant has not commenced any activity in satisfying the Conditions of Approval. The applicant is requesting three one-year time extensions. Staff has reviewed the request and recommends the Planning Commission grant the requested three 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 March 11, 2020.

## **ENVIRONMENTAL REVIEW**

The Marble Valley Ridge Estates tentative subdivision map is a residential project that was analyzed in an adopted Mitigated 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 physical 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 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.....General Plan Land Use Map

Exhibit D.....Zoning Map

Exhibit E.....Aerial Map

Exhibit F.....Approved Marble Valley Ridge Estates Tentative  
Subdivision Map

Exhibit G.....Marble Valley Ridge Estates Tentative Map  
Timeline and Expiration