

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



Agenda of: September 27, 2018

Staff: Isaac Wolf

TENTATIVE SUBDIVISION MAP TIME EXTENSION

- FILE NO.:** TM-E18-0001/Serrano Village C2
- APPLICANT:** Serrano Associates, LLC
- OWNER:** Same as applicant
- REQUEST:** Six 1-year time extensions to the approved Serrano Village C2 Tentative Subdivision Map resulting in a new expiration date of December 15, 2024.
- LOCATION:** On the north and south sides of Russi Ranch Drive, approximately 500 feet east of the intersection with Village Green Drive, in the El Dorado Hills area, Supervisorial District 1. (Exhibit A)
- APNs:** 122-580-27, 122-590-03, 122-130-14, 122-140-08, and 122-030-05, (Exhibit B)
- ACREAGE:** 121.8 acres
- GENERAL PLAN:** Adopted Plan – El Dorado Hills Specific Plan (AP) (Exhibit C)
- ZONING:** Single Unit Residential, Planned Development (R1-PD) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Previously certified Environmental Impact Report for the El Dorado Hills Specific Plan (State Clearinghouse No. 86122912)
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15182, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report or an Addendum to the existing El Dorado Hills Specific Plan Environmental Impact Report, certified by the Board of Supervisors in March 1989; and

2. Approve TM-E18-0001 extending the expiration of the approved Serrano Village C2 Tentative Subdivision Map under TM08-1465 for six years to December 15, 2024, based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The Serrano Village C2 Tentative Subdivision Map (TM08-1465/PD08-0003) was approved by the Board of Supervisors on December 15, 2015. The approved subdivision consisted of 50 residential lots ranging in size from 20,037 to 41,480 square feet (Exhibit G).

Since approval, the applicant has not filed or recorded a subdivision map. The tentative subdivision map is due to expire on of December 15, 2018 (Exhibit F). The applicant timely filed this time extension request on July 11, 2018.

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 1-year discretionary time extensions. Due to lack of market demand for the custom-graded lots by their main clients in the homebuilding industry, the applicant has not initiated implementing the map and is therefore requesting all six 1-year time extensions. Staff has reviewed the request and recommends the Planning Commission grant the requested six 1-year time extensions, subject to the original Conditions of Approval. Given that there are no changes to the approved Tentative Map, the map remains consistent 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 date would be extended to December 15, 2024.

ENVIRONMENTAL REVIEW

The proposed time extension would allow the continued residential development of the project consistent with the approved tentative subdivision and El Dorado Hills 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 Environmental Impact Report for the El Dorado Hills Specific Plan 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. 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.....Serrano Village C2 Tentative Subdivision Map

Timeline and Expiration

Exhibit G.....Approved Serrano Village C2 Tentative
Subdivision Map