

FINDINGS

Tentative Subdivision Map Time Extension TM-E18-0002/Serrano Village M2/M3 Planning Commission/March 14, 2019

1.0 CEQA FINDINGS

- 1.1 Pursuant to CEQA Section 15182(a), it has been determined that no subsequent negative declaration is required because there is no substantial evidence that the conditions described in Section 15182(a) have occurred, including: (1) the public agency had prepared an EIR on a specific plan after January 1, 1980; (2) the residential project undertaken is pursuant to and in conformance with the specific plan; 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 negative declaration was adopted, shows the project will (a) have one or more significant effects not discussed in the previous negative declaration.

The proposed project is an extension to a previously approved Tentative Map for which an Environmental Impact Report (EIR) was approved by the Board of Supervisors in March 1988. The proposed project was reviewed against the environmental analysis presented in the EIR. It was determined that the project does not involve any substantial changes in circumstances that result in a new significant impact or significant impacts that are substantially more severe than those previously disclosed in the negative declaration. In addition, there is no new information of substantial importance showing that the project would have one or more significant effects not previously discussed or that any previously examined significant effects would be substantially more severe than effects shown in the negative declaration. Further, there is no new information of substantial importance showing (i) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative or (ii) that mitigation measures or alternatives considerably different from those analyzed in the EIR would substantially reduce one or more significant effects, but the proponents decline to adopt the mitigation measures or alternatives.

- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, California 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 1-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 Community Development Services, Planning and Building Department. 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 six 1-year time extensions and appropriate processing fees were submitted on July 20, 2018, prior to the expiration date of the tentative subdivision map of February 9, 2019. The six 1-year time extension request complies with Section 120.74.030.B.

The extension request would allow the applicant the time needed to market the project, facilitate project financing, pursue the necessary construction permits for the construction of the necessary on-site and off-site infrastructure improvements, and comply with all other applicable conditions of approval and standards of the El Dorado Hills Specific Plan.

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 Planning and Building Department 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 Planning Department has reviewed the time extension request for Tentative Subdivision Map TM-E18-0002/Serrano Village M2/M3 Tentative 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.