

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



**Agenda of:** May 14, 2020  
**Staff:** Tom Purciel

**TENTATIVE SUBDIVISION MAP TIME EXTENSION**

**FILE NUMBER:** TM-E19-0001/Bass Lake North

**OWNER:** N.L. Brown Development, Inc.

**APPLICANT:** Norm Brown

**REQUEST:** Request for six one-year time extensions to approved Phased Tentative Subdivision Map TM14-1522 creating 90 residential lots, two right-of-way lots and four open space lots, resulting in a new expiration date of February 28, 2026.

**LOCATION:** East side of Sienna Ridge Road approximately 800 feet east of the intersection with Bass Lake Road in the El Dorado Hills area, Supervisorial District 1. (Exhibits A, B, C)

**APNs:** 115-400-006, 115-400-007, 115-400-008 (Exhibits B and D)

**ACREAGE:** 38.57 Acres

**GENERAL PLAN:** Adopted Plan ([AP] - Bass Lake Hills Specific Plan) (Exhibit E)

**ZONING:** Residential Estate, 10-Acre (RE-10) (Exhibit F)

**ENVIRONMENTAL DOCUMENT:** Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 of the CEQA Guidelines (Residential Projects with an EIR Pursuant to Specific Plan; Bass Lake Road Study Area [BLRSA] Final Program EIR and subsequent Addenda, State Clearing House No. 1990020375).

**RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:

1. Find the project Statutorily Exempt pursuant to Section 15182 of the CEQA Guidelines (Residential Projects with an EIR Pursuant to Specific Plan; BLRSA Final Program EIR and subsequent Addenda, State Clearing House No. 1990020375);
2. Approve Tentative Subdivision Map time extension TM-E19-0001 granting six one-year time extensions to approved Phased Tentative Subdivision Map TM14-1522 (Bass Lake North), resulting in a new expiration date of February 28, 2026, based on the Findings and subject to the original Conditions of Approval as presented.

## **EXECUTIVE SUMMARY**

The Bass Lake North Phased Tentative Subdivision Map (Exhibit G) is a continuation of the residential development within the approved Bass Lake Hills Specific Plan. The approved subdivision consists of 90 single-family residential lots that would be served by a County-maintained road network and public water and sewer services. The facilities within the residential development would be privately maintained by a Home Owner's Association. The project is consistent with the design and standards of the adopted Bass Lake Hills Specific Plan. Since approval of the Tentative Map on February 28, 2017, the applicant has made diligent progress toward satisfying project conditions of approval. The applicant is requesting additional time to complete all required items before recordation of Final Map(s) and anticipates required work would be completed prior to the revised expiration date of February 28, 2026.

Note: Concurrent with this application, the applicant has also requested a minor revision to Condition No. 67 of the approved tentative map (regarding a proposed park and ride lot). However, that request is being processed under a separate application (TM-R19-0002) that will be presented to the Commission at a future date.

## **BACKGROUND**

The Bass Lake North Phased Tentative Subdivision Map (TM14-1522) is within the Bass Lake Hills Specific Plan (BLHSP), a master development plan designed to facilitate orderly and systematic development within the Plan area and to ensure that safe and efficient transportation and circulation facilities and major infrastructure improvements in the Plan area are constructed concurrently with new development. The BLHSP was approved by the El Dorado County Board of Supervisors on November 7, 1995. The BLHSP provides for distinct residential villages that allow a range of housing types and densities as well as open space, parks, schools, and a fire station. There are a total of 1,458 dwelling units anticipated for the Plan area, and the Plan is currently being developed with several subdivisions in various stages of entitlement, recordation or construction including Hollow Oak (TM94-1290R), Hawk View (TM00-1371R), Bell Woods (TM01-1380R), Bell Ranch (TM96-1321R3) and Bass Lake North. The above active or completed subdivisions within the BLHSP area are shown as Exhibit H.

The Bass Lake North Phased Tentative Map was approved on February 28, 2017 (Exhibit G). Project approval also included a Development Plan (PD14-0010) to establish this Tentative Map as the official development plan for the Bass Lake North subdivision. The approved map includes creating a total of 90 single-family residential lots ranging in size from approximately 7,204 square feet to 23,975 square feet; four open space lots totaling approximately 11.37 acres; and two Right-of-Way (ROW) lots totaling approximately 5.09 acres. Tentative Map approval also included authorization for access gates at Sienna Ridge Road/Road “A” and the point of Emergency Vehicular Access (EVA) at the northerly terminus of Road “D”, as shown on the Tentative Map. To date, no development has occurred. Although the map expiration date of February 28, 2020 has already passed, the time extension was timely filed prior to the expiration date.

## **ANALYSIS**

Section 120.74.030 of the El Dorado County Subdivision Ordinance regulates the time extension of an approved tentative map. The ordinance limits the extension to a maximum of six one-year discretionary time extensions. Citing development challenges associated with the construction of residential units, major infrastructure improvements and the EID annexation process through the El Dorado Local Agency Formation Commission (LAFCO), the applicant’s time request is for the entire six one-year time extensions. If the extension is approved, the map would be extended to February 28, 2026 (Exhibit I). There have been no modifications to the approved tentative map and, therefore, the map remains consistent with the Bass Lake Hills Specific Plan and General Plan. All of the original conditions of approval and environmental mitigation measures remain applicable.

Based on the above information, staff recommends the Planning Commission grant the requested six one-year time extensions.

## **ENVIRONMENTAL REVIEW**

The Bass Lake North Phased Tentative Subdivision Map is a residential project that was analyzed in the certified Bass Lake Road Study Area (BLRSA) Final Program EIR (PEIR) (State Clearing House No. 1990020375, March 17, 1992). Subsequently, the Bass Lake Hills Specific Plan (BLHSP or Plan) and Addendum to the BLRSA PEIR were adopted by the El Dorado County Board of Supervisors on November 7, 1995. An Addendum to the BLRSA PEIR was certified for the Bass Lake North Phased Tentative Subdivision Map on February 28, 2017.

The proposed time extension would allow the continued residential development of the village consistent with the 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 EIR was certified has since become available. Therefore, this tentative map time extension application is consistent with and is hereby exempt in accordance with Section 15182 of the CEQA Guidelines (Residential Projects Pursuant to a Specific Plan). No further environmental analysis is needed, as no changes have

occurred in accordance with Sections 15162 and 15164 that would require any supplemental or subsequent environmental documentation.

A \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption (NOE) for the exemption determination made for this project by the County. This filing establishes the 35-day statute of limitation during which the County's determination can be challenged.

## SUPPORT INFORMATION

Findings

Conditions of Approval

Exhibit A.....	Vicinity Map
Exhibit B.....	Location Map
Exhibit C.....	Site Aerial Photo
Exhibit D.....	Assessor's Parcel Map
Exhibit E.....	General Plan Land Use Map
Exhibit F.....	Zoning Map
Exhibit G.....	Approved Tentative Map, February 28, 2017
Exhibit H.....	Entitled, Recorded or Completed Subdivisions within the BLHSP Area, March 25, 2020
Exhibit I.....	Applicant's Request for Time Extension