

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: APRIL 10, 2018

Item 3 - Request for an extension of Tentative Subdivision Map No. 120 Mokelumne Bluffs proposing the division of 137.86 acres into 98 single family residential lots and two recreational parcels; a zone change from “RE-10,” Residential Estates (10 acre minimum) District to “R1-B3,” Single Family Residential (40,000 sq. ft. minimum) District for those portions of the project not currently zoned “R1-B3,” and “RE-40,” Residential Estates (40 acre minimum) District to “RE-10,” Residential Estates (10 acre minimum) District for proposed Lot #35; and request for variance from Amador County Code Section 17.28.064 (3:1 width to depth ratio) for Lots 21, 22, 24, 30, 31, 32, 33, 34, 36, 37, 38, 48, and 49.

Applicant: Akeraje Inc. (Kelly Engineer, representative)
Supervisory District: 3
Location: Along the south side of State Highway 88, south Ranch House Estates and east of Gayla Manor (APN 038-210-068)

Background: This Tentative Subdivision Map No. 120 Mokelumne Bluffs, consisting of the division of 137.86± acres into 98 single family residential lots and two recreational parcels and associated zone change and variance was originally approved by the Planning Commission on June 24, 2008, with an initial expiration date of June 24, 2011. The project has received the following legislative and lead agency extensions:

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| AB 333: | June 24, 2013 |
| AB 208: | June 24, 2015 |
| AB 116: | June 24, 2017 |
| Planning Commission 1-year extension : | June 24, 2018 |

Senate Bill 1185, adopted in 2008, added an additional year to the five-year extension of time that can be granted by local governments. As the Map has received a 1-year extension in 2017, the project is currently eligible for a five-year extension of time to **June 24, 2023**.

Should future Senate Bills or Assembly Bills provide for further extensions of time, the project will be granted those automatically, if applicable.

Staff Recommendation: Staff recommends approval of the requested extension of time for Subdivision Map No. 120 Mokelumne Bluffs. The request is not subject to CEQA.