

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



Agenda of: August 9, 2018
Staff: Evan Mattes

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NO.: TM07-1441-E-2/Shinn Ranch

APPLICANT: Silverado Homes, Inc.

OWNER: Shinn Ranch Investments, LLC

REQUEST: Request for three one-year time extensions to approved Tentative Map TM07-1441-R creating 143 residential lots, resulting in a new expiration date of December 4, 2021.

LOCATION: South side of Mother Lode Drive, east of the intersection with Kingvale Road, in the El Dorado area, Supervisorial District 3 (Exhibit A).

APNs: 319-260-89, 331-070-01, 331-620-04, -05, -13, -18, -29, and -30 (Exhibit B).

ACREAGE: 182.9 Acres

GENERAL PLAN: High Density Residential (HDR), Medium-Density Residential (MDR), and Low-Density Residential (LDR) (Exhibit C)

ZONING: Single-unit Residential (R1) - Planned Development (PD), Two-acre Residential (R2A), One-Acre Residential (R1A) – Planned Development (PD) & Estate Residential Five-Acre (RE-5) (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 December 04, 2007; and
2. Approve TM07-1441-E extending the expiration of the approved tentative map for a total of three years to December 4, 2021 based on the Findings and subject to the original Conditions of Approval as presented.

BACKGROUND

The vesting tentative map (TM07-1441) was approved by the Board of Supervisors on December 4, 2007 along with a General Plan Amendment (A07-0007), Rezone (Z07-0016), and Planned Development (PD07-0012). The project included a planned development and vesting tentative subdivision map, to create 141 lots, with building envelopes for all lots on approximately 190 acres with 70 acres of open space including a pond, Slate Creek and walking trails, and three Design Waivers to (a) Reduce the right-of-way for Kingvale Road to a 50-foot wide easement with a 40-foot wide paved roadway with four-foot wide sidewalks on each side rather than the 60-foot wide right-of-way with six-foot wide sidewalks required under Standard Plan 101B; (b) Reduce the right-of-way for Shinn Ranch Road to a 50-foot wide easement with a 24-foot wide paved roadway with no sidewalks rather than the 60-foot wide right-of-way with 36-foot wide paved roadway and sidewalks required under Standard Plan 101B; and (c) Reduce the right-of-way for proposed on-site "Road A" to a 50-foot wide easement with a 40-foot wide paved roadway with four-foot wide sidewalks on each side rather than the 60-foot wide right-of-way with six-foot wide sidewalks required under Standard Plan 101B. The project also included three parcel splits, bringing the total number of developable lots to 147.

A General Plan Amendment changed the land use designations to High Density Residential (HDR) and Medium Density Residential (MDR), except for parcel number 331-620-10, south of Shinn Ranch Road, which was changed from HDR to Low Density Residential (LDR). The project also included a modification to the Community Region boundary line that bisected the project site to the south to be co-terminus with Shinn Ranch Road. The project included a rezone for the majority of the parcels to Single Family Residence-Planned Development (R1-PD) and One-Acre Residential-Planned Development (R1A-PD).

The Planning Commission approved revisions to the approved Shinn Ranch Vesting Tentative Map on April 26, 2012 (TM07-1441-R). The revision removed two estate parcels, reducing the total project site from 192 acres to 183 acres. It also re-designated a 6.5-acre Remainder Lot as an estate residential parcel (Parcel X), resulting in 143 net residential lots, and modified the Phasing Plan (Exhibit E).

Since approval an application for a large-lot final map and a small-lot final map has been submitted and is currently under review. The map had an original expiration date of December 4, 2009, which has been automatically extended to December 4, 2018 as a result of recent state legislations including Senate Bill SB 1185, Assembly Bill AB 333, Assembly Bill AB 208, Assembly Bill AB 116, and through the approval of TM07-1441-E, which granted two one-year time extensions (Exhibit F). In order to construct and record these lots, an extension to the expiration of the approved map is necessary. The applicant filed this time extension request April 9, 2018, prior to the expiration date of December 4, 2018.

ANALYSIS

This time extension is for three one-year time extensions, pursuant to Subdivision Map Act Section 66452.6 and the County Subdivision Ordinance Section 120.74.030. If approved, the map would be extended to December 4, 2021.

The map remains consistent with the applicable policies under the current 2004 General Plan and the County Zoning Ordinance, and the County Subdivision Ordinance. All original conditions of approval and mitigation measures shall remain applicable.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings
Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessor’s Parcel Map
Exhibit C.....Land Use Map
Exhibit D.....Zoning Map
Exhibit E.....Approved Tentative Subdivision Map
Exhibit F.....Shinn Ranch Tentative Map Timeline and
Expiration