

**EL DORADO COUNTY DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: June 9, 2016
Staff: Jennifer Franich

TENTATIVE MAP TIME EXTENSION

FILE NO.: TM07-1441-E/Shinn Ranch Tentative Map

APPLICANT: Silverado Homes, Inc.

OWNER: Shinn Ranch Investments, LLC

REQUEST: Request for two one-year time extensions to approved Tentative Map TM07-1441-R creating 146 residential lots, resulting in a new expiration date of December 4, 2018.

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, -23, 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, as described in the CEQA Findings;
2. Approve TM07-1441-E extending the expiration of the approved tentative map for a total of two years to December 4, 2018 based on the Findings and subject to the Conditions of Approval as presented; and
 3. Approve minor texts edits to the map including a correction to lot numbering, and edits to the development summary description to correct the General Plan designations, proposed zoning, assessor's parcel numbers, accurate site acreage, and total number of lots, in accordance with the approved revised vesting tentative map.

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 146 net residential lots, and modified the Phasing Plan (Exhibit E).

Since approval, no final map has been submitted for the tentative map and no development has occurred, although an application for a large-lot final map is currently under review. The

map had an original expiration date of December 4, 2009, which has been automatically extended to December 4, 2016 as a result of recent state legislations including Senate Bill SB 1185, Assembly Bill AB 333, Assembly Bill AB 208, and Assembly Bill AB 116 (Exhibit F). In order to construct and record these lots, however, an extension to the expiration of the approved map would likely be necessary. The applicant filed this time extension request in October 2015, prior to the date of expiration.

ANALYSIS

This time extension is for two 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, 2018.

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.....Amended Vesting Tentative Subdivision
Map
Exhibit F.....Shinn Ranch Tentative Map Timeline and
Expiration