

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



Agenda of: December 10, 2020
Staff: Matthew Aselage

TENTATIVE SUBDIVISION MAP TIME EXTENSION

FILE NUMBER: TM-E20-0003/Shinn Ranch

OWNERS: Thomas Shinn and Linda Fine

APPLICANT: Silverado Homes c/o Paul Eblen

REQUEST: Request for one, one-year time extension to the approved Shinn Ranch Tentative Subdivision Map (TM07-1441) resulting in a new expiration date of December 4, 2022.

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: 331-620-030, 331-620-032, 331-620-004, 331-620-005, 331-620-013, 331-070-001, 092-510-018, and 319-260-089 (Exhibit B)

ACREAGE: 182.9 Acres

GENERAL PLAN: APN 331-620-004, 331-070-001, and 331-620-030: High Density Residential (HDR)
APN 331-620-005 and 331-620-013: High Density Residential & Medium Density Residential (HDR & MDR)
APN 319-260-089: Medium Density Residential (MDR)
APN 092-510-018 and 331-620-032: Low Density Residential (LDR) (Exhibit C)

ZONING: APN 331-620-004, 331-620-030, and 331-070-001: Single-unit Residential (R1)
APN 331-620-013: Single-unit Residential & One-acre Residential (R1 & R1A)
APN 319-260-089: Two-acre Residential (R2A)
APN 331-620-005: One-acre Residential (R1A)

APN 092-510-018 and 331-620-032: Residential Estate – 5 Acres (RE-5) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously Adopted Mitigated Negative Declaration

RECOMMENDATION: Staff recommending the Planning Commission take the following actions:

1. Find the Shinn Ranch Tentative Subdivision Map Time Extension TM-E20-0003 consistent with the Mitigated Negative Declaration adopted for the approved tentative map pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines (Subsequent Environmental Impact Report (EIR)s and Negative Declarations); and,
2. Approve Shinn Ranch Tentative Subdivision Map Time Extension (TM-E20-0003) granting one, one-year time extension to the approved Tentative Map TM07-1441 (Shinn Ranch), resulting in a new expiration date of December 4, 2022, based on the findings and subject to the original Conditions of Approval as presented.

EXECUTIVE SUMMARY

The Shinn Ranch Tentative Map (TM07-1441) consists of eleven large lots for future small lot phased development. Since approval of the Tentative Map on December 4, 2007, 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 the Final Map and anticipates required work would be completed prior to the revised expiration date of December 4, 2022.

BACKGROUND

The original Shinn Ranch Tentative Map (TM07-1441) was approved by the Board of Supervisors on December 4, 2007 alongside a rezone (Z07-0016) and a planned development (PD07-0012). The original approval amended the general plan land use designation and zoning for each parcel, modified the community region boundary line to be co-terminus with Shinn Ranch Road, created a planned development and tentative subdivision map to create 143 lots ranging in size from 13,500 square feet to 10 acres with approximately 70 acres of open space. The Planning Commission approved revisions to the approved Shinn Ranch Vesting Tentative map on April 26, 2012. This revision reduced the total project site from 192 acres to 183 acres resulting in 146 net residential lots alongside a modification to the phasing plan. The tentative map was automatically extended three times for a total of six years by order of State law. The first extension granted an automatic two years per AB 333, Section 66452.22. The second extension granted an additional two years per AB 208, Section 66452.23. The third extension granted two more years per SMA 66452.24 (AB 116). The Planning Commission approved an additional two-year time extension on June 9, 2016 and an additional three-year time extension on August 9, 2018 for the Shinn Ranch tentative map (TM07-1441). This extended the expiration date of the tentative map to December 4, 2021 (Exhibit G).

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 economic challenges associated with the 2008 economic crisis and the recent economic crisis, the applicant's time request is for the remaining one-year time extension. If the extension is approved, the map would be extended to December 4, 2022 (Exhibits F and G). There have been no modifications to the approved tentative map and, therefore, the map remains consistent with the 2007 tentative map approval. All of the original findings, conditions of approval and environmental mitigation measures remain applicable.

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

ENVIRONMENTAL REVIEW

The Shinn Ranch Tentative Subdivision Map is a residential project that was analyzed in an initial study resulting in the adoption of a Mitigated Negative Declaration which was approved by the Board of Supervisors on December 4, 2007.

The proposed time extension would allow the continued residential development of the subdivision consistent with the tentative map mitigation measures adopted via the December 4, 2007 approved Mitigated Negative Declaration pursuant to CEQA. 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 Mitigated Negative Declaration was certified has since become available. Therefore, this tentative map time extension application is consistent with the approved Mitigated Negative Declaration and is hereby exempt in accordance with Section 15162 of the CEQA Guidelines (Subsequent EIRs and Negative Declarations). 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.....	Location/Vicinity Map
Exhibit B.....	Assessor's Parcel Map
Exhibit C.....	General Plan Land Use Map
Exhibit D.....	Zoning Map
Exhibit E.....	Approved Tentative Map
Exhibit F.....	Applicant's Request for Time Extension
Exhibit G.....	Shinn Ranch Tentative Map Timeline and Expiration