

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



Agenda of: October 11, 2007
Item No.: 8.
Staff: Jason Hade

**GENERAL PLAN AMENDMENT/REZONE/PLANNED
DEVELOPMENT/TENTATIVE SUBDIVISION MAP**

FILE NUMBERS: A07-0007/Z07-0016/PD07-0012/TM07-1441/Shinn Ranch

APPLICANT: Rancho Cortina Properties/Camille Courtney

ENGINEER: TSD Engineering Inc./Casey Feickert

REQUEST: The project consists of the following requests:

1. General Plan amendment amending the general plan land use designation for parcel number 319-260-89 from High Density Residential (HDR) to Medium Density Residential (MDR); 331-070-01 from MDR to HDR; a portion of 331-620-23 from Rural Residential (RR) to HDR; a portion of 331-620-04 from RR to HDR; a portion of 331-620-05 from RR to MDR/HDR (Medium Density Residential/High Density Residential); 331-620-10 from HDR to Low Density Residential (LDR); a portion of 331-620-13 from RR to MDR; and a portion of 331-620-18 from RR to MDR;
2. A modification to the existing Community Region boundary line that bisects the project site to the south to be co-terminus with Shinn Ranch Road;
3. Rezone for parcels numbered: 319-260-89 from Estate Residential Ten-Acre (RE-10) to Single Family Two-Acre Residential (R2A); 331-070-01 from Estate Residential Five-Acre (RE-5) to Single Family Residence-Planned Development (R1-PD); 331-620-23 from Single Family (R1), RE-10 and Residential Agricultural Twenty Acres (RA-20) to R1-PD; 331-620-05 from R2A, RE-5 and RE-10 to R1A-PD and R1-PD; 331-620-13 from R1, RE-5, RE-10 and RA-20 to R1A-PD and R1-PD; and 331-620-18 from R2A and RE-10 to RE-5;

4. Planned development and vesting tentative subdivision map, with building envelopes for all lots, to create 143 lots ranging in size from 13,500 square feet to 10 acres on 177.7 acres with approximately 70 acres of open space including a pond, Slate Creek and walking trails; and
5. Design waiver requests for the following (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.

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

APN: 319-260-89; 331-070-01; 331-620-04 -05 -10 -13 -18; and -23. (Exhibit E)

ACREAGE: 177.7 acres

GENERAL PLAN: APN: 319-260-89, 331-620-10 HDR
APN: 331-070-01 MDR
APN: 331-620-23, 331-620-04, 331-620-05, 331-620-13, 331-620-18 RR
(Exhibit B)

ZONING: APN: 319-260-89 RE-10
APN: 331-620-10, 331-070-01 RE-5
APN: 331-620-23, 331-620-04 R1/RE-10/RA-20
APN: 331-620-05 R2A/RE-5/RE-10,
APN: 331-620-13 R1/RE-5/RE-10/RA-20
APN: 331-620-18 R2A/RE-10 (Exhibit C)

ENVIRONMENTAL DOCUMENT: Mitigated Negative Declaration

SUMMARY RECOMMENDATION: Recommend conditional approval

BACKGROUND

Tentative subdivision map application TM97-1335, creating 38 lots ranging in size from 14,005 square feet to 50,118 square feet on a 22.9 acre parcel, was approved by the Planning Commission on February 26, 1998. A time extension application was filed on June 12, 2001, but could not be processed because of the General Plan writ of mandate. The time extension was formally withdrawn by the applicant on May 30, 2007 so that the current proposal for the site could be considered.

STAFF ANALYSIS

Staff has reviewed the project for compliance with the County's regulations and requirements. An analysis of the proposal and issues for Planning Commission consideration are provided in the following sections.

Project Description

The project consists of the following:

1. General Plan amendment amending the general plan land use designation for parcel number 319-260-89 from HDR (High Density Residential) to MDR (Medium Density Residential); 331-070-01 from MDR to HDR; a portion of 331-620-23 from RR (Rural Residential) to HDR; a portion of 331-620-04 from RR to HDR; a portion of 331-620-05 from RR to MDR/HDR (Medium Density Residential/High Density Residential); 331-620-10 from HDR to LDR (Low Density Residential); a portion of 331-620-13 from RR to MDR; and a portion of 331-620-18 from RR to MDR;
2. A modification to the existing Community Region boundary line that bisects the project site to the south to be co-terminus with Shinn Ranch Road;
3. Rezone for parcels numbered: 319-260-89 from RE-10 (Estate Residential Ten-Acre) to R2A (Single Family Two-Acre Residential); 331-070-01 from RE-5 (Estate Residential Five-Acre) to R1-PD (Single Family Residence-Planned Development); 331-620-23 from R1 (Single Family), RE-10 and RA-20 (Residential Agricultural Twenty Acres) to R1-PD; 331-620-05 from R2A, RE-5 and RE-10 to R1A-PD and R1-PD; 331-620-13 from R1, RE-5, RE-10 and RA-20 to R1A-PD and R1-PD; and 331-620-18 from R2A and RE-10 to RE-5;
4. Planned development and vesting tentative subdivision map, with building envelopes for all lots, to create 143 lots ranging in size from 13,500 square feet to 10 acres on 177.7 acres with approximately 70 acres of open space including a pond, Slate Creek and walking trails. Primary access would be provided via Kingvale Road and Pleasant Valley Road with an emergency-only gated entry off Shinn Ranch Road; and
5. Design waiver requests for the following (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.

Site Description

The project site is currently used for rural residential and grazing uses. The site is almost entirely undeveloped and is characterized by low rolling foothills with a non-native grassland oak woodland vegetation. The western portion of the site contains a late-Victorian ranch style single-story residence and shed in poor condition and a seasonal strawberry patch. A large stock pond is present in the center of the project site. A small, cultivated agricultural area is present on the western portion of the project site near Kingvale Road. Slate Creek, an intermittent drainage, crosses the northern portion of the site in an east-west direction. Dirt roads cross the site in various places. Elevations on-site range from approximately 1,516 to 1,652 feet above mean sea level. The site generally slopes from east to west.

The project site is located in the unincorporated community of Kingsville in central El Dorado County. The community is centered around the intersection of Mother Lode Drive and Pleasant Valley Road. This intersection contains a cluster of heavy commercial land uses. North and south of the community are rural residential properties ranging from one to 10 acres in size. The larger unincorporated of El Dorado is located east of Kingsville.

Adjacent Land Uses

	Zoning	General Plan	Land Use/Improvements
Site	R1/R2A/RE-5/RE-10/RA-20	RR/MDR/HDR	Rural residential/grazing uses
North	CG	C/PF	Commercial uses and future El Dorado County Animal Shelter
South	RE-10	RR	Single-Family Residences
East	RE-5	MDR	Undeveloped
West	R2A/RE-10	RR/MDR	Single-Family Residences

Access

Primary site access would be provided via Kingvale Road and Pleasant Valley Road with an emergency-only gated entry off Shinn Ranch Road. On-site circulation includes the improvement of on-site roads (cul-de-sacs) to a road width of 36 feet and "A" Drive to a road width of 40 feet. Proposed off-site road improvements are discussed in the circulation section below. Proposed access to all lots would be consistent with fire safe standards. As such, the proposed project does not include any design features, such as sharp curves or dangerous intersections, or incompatible uses that will substantially increase hazards. No traffic hazards will result from the project design. The proposed subdivision is consistent with General Plan Policy 6.2.3.2 as the Diamond Springs – El Dorado Fire Protection District has reviewed the project and confirmed that the proposed access and on-site roadways are adequate for the development.

Air Quality

The El Dorado County Air Quality Management District reviewed the submitted air quality analysis and determined that the project would have a less than significant impact on the air quality with the implementation of the mitigation measures identified within the prepared Mitigated Negative Declaration (Exhibit M). Standard Air Quality Management District conditions of approval are included in Attachment 1.

Circulation

According to the project traffic analysis, “the proposed project would generate a net total of 1,369 daily vehicle trips, including 107 trips during the morning (AM) peak hour and 144 trips during the afternoon (PM) peak hour”. (*Draft Mitigated Negative Declaration Shinn Ranch Planned Residential Community Kingsville, El Dorado County, California*, Michael Brandman Associates, July 11, 2007) Based on the traffic analysis, the Department of Transportation (DOT) has conditioned the project accordingly. As such, the project includes the improvement of on-site roads (cul-de-sacs) to a road width of 36 feet and “A” Drive to a road width of 40 feet. Along the project frontage, Kingvale Road would be improved to a road width of 40 feet. Additionally, the applicant has agreed to mitigation measures requiring fair-share contribution payments to the County for improvements to the intersection of Pleasant Valley Road and State 49 and the intersection of Pleasant Valley Road and Forni Road. Improvements to the intersection of Pleasant Valley Road and State 49 consist of the signalization of the intersection and the addition of an exclusive left-turn lane on Pleasant Valley Road in the eastbound direction or equivalent measures approved by Caltrans and El Dorado County DOT. Improvements to the intersection of Pleasant Valley Road and Forni Road consist of the signalization of the intersection and the addition of an exclusive left-turn lane on Pleasant Valley Road in the eastbound and westbound directions or equivalent measures approved by Caltrans and El Dorado County DOT. Caltrans submitted project comments expressing concern that signalizing these two intersections may not be the best solution and requested that alternative solutions be considered. For this reason, the mitigation measures allow the flexibility of considering other transportation solutions.

The 2004 General Plan Policies TC-Xe and TX-Xf (which incorporate Measure Y) require that projects that “worsen” traffic by 2 percent, or 10 peak hour trips, or 100 average daily trips must construct (or ensure funding and programming) of any improvements required to meet Level of Service standards in the General Plan Transportation and Circulation Element. DOT reviewed the proposed project and determined that it is consistent with this General Plan requirement.

Design Waivers

The applicant has requested the following design waivers (supporting info attached as Exhibit K): (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. DOT and Planning staff reviewed the requested design waivers and have no objections. The necessary findings for approval of these requests are listed in Attachment 2 of the staff report.

Drainage/Grading

Drainage/grading issues are addressed within the prepared environment document and were determined to result in a less than significant impact with the implementation of Best Management Practices (BMP) to control erosion and sedimentation. The project's Land Capability Report concluded that "the site represents only approximately 0.6 percent of the Slate Creek Watershed area, so the increased runoff from the site is unmeasurable and is considered insignificant." (*Land Capability Report for Tentative Subdivision Map Shinn Ranch*, TSD Engineering, Inc., March 29, 2007) Conditions of approval are included in Attachment 1 that address drainage issues identified by DOT.

A review of the project's slope map indicates that none of the proposed lots have slopes in excess of 30 percent that comprise the majority of the lot. As such, all proposed lots appear to have sufficient buildable area. Although the applicant has designed the project to include sufficient buildable area for each proposed lot, mass pad grading will be required to develop all of the proposed lots with the exception of the larger estate lots. Accordingly, avoiding disturbances to those areas within the proposed lots which include slopes in excess of 30 percent would be critical to achieving compliance with General Plan Policy 7.1.2.1. Grading limit lines are defined in the preliminary grading/drainage plan (Exhibit G).

Building envelopes are shown for each lot on the submitted preliminary site plan, Exhibit L, as required for vesting map submittal requirements. These building envelopes shall be recorded at time of map recordation.

Fire

The Diamond Springs – El Dorado Fire Protection District reviewed the proposed vesting tentative subdivision map and would require new fire hydrants for the site as well as road improvements as shown on the vesting tentative map and an approved fire safe plan. Project annexation into the Diamond Springs – El Dorado Fire Protection District Community Facilities District for the provision of fire suppression and emergency medical services would also be required prior to final map recordation. The gating of Shinn Ranch Road was previously approved by the Planning Commission on April 12, 2007, under special use permit application S06-0013. No additional gates are proposed as part of this project. Fire issues are addressed within the project's conditions of approval.

Land Use Compatibility

As discussed above, the subject site is surrounded by rural residential uses and the planned El Dorado County animal shelter. Appropriate noise mitigation measures have been included within the environmental document which address any potential land use incompatibility issues with adjoining and future commercial uses. Therefore, the proposed subdivision will fit within the context of these surrounding land uses pursuant to General Plan Policy 2.2.5.21.

Local Agency Formation Commission (LAFCO)

LAFCO submitted project comments stating that annexation into the El Dorado Irrigation District (EID) for public water and sewer service would be required for APN 331-070-01. However, this parcel would be dedicated as permanent open space through a conservation easement and would not require potable water or sewer service. As such, it will not be annexed into EID. All other LAFCO comments are addressed within the project's environmental document.

Oak Tree Canopy

The site contains approximately 75 acres of oak woodland canopy. General Plan Policy 7.4.4.4 requires the retention of 49.75 acres of the existing oak woodland canopy for a parcel of this size with its oak coverage as outlined under Option A. As proposed, project implementation would result in the loss of 25 acres of oak canopy and retention of 50 acres of canopy consistent with Policy 7.4.4.4.

Public Transit

The El Dorado County Transit Authority reviewed the proposed subdivision and had no concerns or specific conditions of approval requested.

Schools

The Mother Lode Union School District reviewed the project and expressed concerns about the project's impact on the school district. School impact fees collected at time of building permit issuance would help reduce such school enrollment impacts.

Water Resources

General Plan Policy 7.3.3.4 requires development projects to be set back at minimum of 100 feet from all perennial streams, rivers, lakes, and 50 feet from intermittent streams and wetlands. The project site plan identifies these setbacks and the proposed project is consistent with this policy. The vesting tentative subdivision map has been designed in a manner to avoid disturbances to the on-site pond, wetlands and Slate Creek by incorporating these water features into the project's open space areas. One crossing is proposed for Slate Creek. Mitigation Measure BIO-3 in the environmental document addresses potential impacts on 0.41 acre of jurisdictional features as a result of Road "A" crossing the earthen dam of the stock pond and impacts to the seasonal wetlands around the edge of the stock pond.

Water/Sewer

Public water and sewer service will be provided to the project site by EID. El Dorado Irrigation District provided a letter dated March 12, 2007 indicating that it has adequate existing water and wastewater capacity and supplies to serve the proposed project. Therefore, no new or expanded offsite water or wastewater facilities would be necessary to serve the proposed project. Based on this information, the project would be consistent with General Plan Policies 5.2.1.3, 5.2.1.4 and 5.3.1.1 regarding connection to public water, availability of reliable water supply and wastewater capacity.

GENERAL PLAN

The project has been reviewed in accordance with the applicable El Dorado County 2004 General Plan policies identified below and it has been determined that the project is consistent with the General Plan. While many of these topics have already been addressed in the previous section of the staff report, further discussion of those general plan issues not already discussed above is provided below.

Land Use:

Policies 2.2.1.2, 2.2.3.1, 2.2.3.2, 2.2.5.3, 2.2.5.4, 2.2.5.21, 2.9.1.2, and 2.9.1.4 concerning land use designations, planned developments, rezoning, land use compatibility and community region boundary amendment modification have been reviewed as follows.

Overall project density would be approximately one dwelling unit per acre and 0.85 dwelling units per acre with the inclusion of the larger estate lots. This is consistent with the proposed General Plan land use designations of HDR for the productions lots and MDR for the estate lots as shown on Exhibit D.

Sufficient open space and clustering of housing units to conform to the natural topography is provided for the project consistent with policy 2.2.3.1.

Staff has reviewed the zone change request against the 19 specific criteria under policy 2.2.5.3 and found that the proposal is consistent with applicable criteria such as availability and capacity of public treated water system, capacity of the transportation system serving the area and existing land use pattern.

The subject site is surrounded by rural residential uses and the planned El Dorado County animal shelter. Appropriate noise mitigation measures have been included within the environmental document which address any potential land use incompatibility issues with adjoining and future commercial uses. Therefore, the proposed subdivision will fit within the context of these surrounding land uses pursuant to General Plan Policy 2.2.5.21.

As shown on Attachment F, the existing Community Region boundary line bisects the project site. As part of the General Plan amendment, the applicant has proposed shifting the Community Region boundary line to be co-terminus with Shinn Ranch Road. Based on County records, it is not known whether the existing Community Region boundary line was drafted in error or not. However, there are currently parcels to the south of the boundary line with HDR and MDR

General Plan land use designations. As such, the applicant believes “Shinn Ranch Road provides a physical and logical boundary separating more rural land uses to the south from higher density land uses to the north, west and east.” Additional background information submitted by the applicant is attached as Exhibit K. In order to amend the General Plan land use designations for the proposed project, the Community Region boundary must be amended pursuant to General Plan Policies 2.1.1.6, 2.9.1.2 and 2.9.1.4. General Plan Policy 2.9.1.4 states that “the boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years through the General Plan review process as specified in Policy 2.9.1.2.” Policy 2.9.1.2 specifies “two years following the adoption of the General Plan and thereafter every five years, the County shall examine the results of the monitoring process for the previous period. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan’s development potential by General Plan amendment. Five year adjustments in the development potential may include either additions to or subtractions from this land supply and may result in policy changes.” As proposed, staff supports the requested modification to the existing Community Region boundary line because of the past mapping error and physical land use density buffering opportunity provided by Shinn Ranch Road.

Transportation and Circulation:

The project is consistent with policies TC-Xe and TX-Xf concerning traffic impacts as discussed above.

Public Services and Utilities:

As proposed, the project complies with policies 5.2.1.3, 5.2.1.4, 5.3.1.1, 5.3.1.2, 5.7.1.1, 5.7.3.1, and 5.8.1.1 regarding connection to public water, availability of reliable water supply, wastewater capacity, fire protection, law enforcement and school capacity. The project is consistent with these policies based on comments and analysis provided by El Dorado Irrigation District, Diamond Springs – El Dorado Fire Protection District and the Mother Lode Union School District, as outlined above.

Public Health, Safety, and Noise:

With the implementation of noise mitigation measures, the project is consistent with policies 6.2.3.2 and 6.5.1.3 concerning fire safe access and noise mitigation. Adequate fire safe access would be provided, as detailed above. Additionally, mitigation measures are included within the environmental document that would reduce any potential noise impacts to a level of less than significance.

Conservation and Open Space:

As proposed, the project complies with policies 7.1.2.1, 7.3.3.4, 7.3.3.5, 7.4.4.4, 7.4.5.1, and 7.5.1.3 grading on slopes in excess of 30 percent, water resource setbacks and protection, oak tree canopy retention and replacement and cultural resource protection. These issues are addressed above as well as the prepared environmental document.

Parks and Recreation:

Policies 9.2.2.1 and 9.2.2.2 regarding the Quimby Act and park maintenance mechanisms were reviewed and staff believes the proposal is consistent with these policies.

Pursuant to policy 9.2.2.1, the El Dorado County Parks and Recreation Commission reviewed the project on July 19, 2007 and recommended that Quimby Act in-lieu fees would be the most appropriate provision of recreation services for the site with no more than a 50 percent credit for the on-site passive open space proposed by the applicant. No Quimby Act land dedication was recommended as the project will provide approximately 70 acres of open space with a trail system (Exhibit I), gazebo and boat dock at the pond and passive open space. The trails would be four-feet wide and constructed of decomposed granite. These facilities would be maintained by the Home Owner's Association. Covenant, Codes and Restrictions (CC & R's) would be developed and submitted prior to final map recordation.

Findings of consistency with the General Plan are provided in Attachment 2.

ZONING

The proposed subdivision contains 143 lots which are consistent with the development standards identified within each respective proposed zoning district including R1-PD, R1A-PD, R2A and RE-5 outlined in Sections 17.28.040, 17.28.080, 17.28.340 and 17.28.210 of the Zoning Ordinance, including a minimum lot area of 6,000 square feet, one acre, two acres and five acres, respectively. Proposed lot sizes range from 13,500 to 10 acres. The existing residential uses at the subject site are permitted by right under Section 17.28.190. Proposed deviations from the development standards are discussed in the planned development section below.

PLANNED DEVELOPMENT

The applicant has requested several minor modifications from the R1 development standards for this planned development. Exhibit J would represent the setbacks, maximum building height and lot coverage to be utilized for a typical 13,500 square foot lot. While the maximum building height of 40 feet and maximum lot coverage of 35 percent are identical to the R1 development standards, the submitted exhibit depicts front and rear yard setbacks of 25 and 20 feet respectively. These are five feet greater than those setbacks which are currently required under the R1 zoning district. The side setbacks are shown as five feet which match those in the Zoning Ordinance with the exception that a corner lot would have a setback of 10 feet, not 20 currently required as a front yard setback under the R1 development standards. Other planned development issues have been discussed above under the General Plan consistency section. Staff reviewed the typical lot setbacks shown in Exhibit J and feel they would be appropriate for this planned development. Findings for conditional approval of the development plan are included in Attachment 2.

ENVIRONMENTAL REVIEW

Staff has reviewed a Mitigated Negative Declaration (Exhibit M) prepared by Michael Brandman Associates under direction of the applicant to assess project-related environmental impacts. Based on the Initial Study, staff finds that the project could have a significant effect on air quality,

biological resources, cultural resources, hazards and hazardous materials, noise and transportation. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

This project is located within or adjacent to an area which has wildlife resources (riparian lands, wetlands, watercourse, native plant life, rare plants, threatened and endangered plants or animals, etc.), and was referred to the California Department of Fish and Game. In accordance with State Legislation (California Fish and Game Code Section 711.4), the project is subject to a fee of \$1,850.00 after approval, but prior to the County filing the Notice of Determination on the project. This fee, less a \$50.00 recording fee, is to be submitted to Planning Services and must be made payable to El Dorado County. The \$1,800.00 is forwarded to the State Department of Fish and Game and is used to help defray the cost of managing and protecting the States fish and wildlife resources.

RECOMMENDATION

Staff recommends the Planning Commission recommend that the Board of Supervisors take the following actions:

1. Adopt the Mitigated Negative Declaration based on the Initial Study reviewed by staff;
2. Adopt the mitigation monitoring program in accordance with CEQA Guidelines, Section 15074(d), as incorporated in the conditions of approval and mitigation measures in Attachment 1;
3. Approve A07-0007 and Z07-0016 based on the findings in Attachment 2;
4. Conditionally approve planned development application PD07-0012 and vesting tentative subdivision map application TM07-1441, adopting the development plan as the official development plan, subject to the conditions in Attachment 1, based on the findings in Attachment 2; and
5. Approve the following design waivers since appropriate findings have been made as noted in Attachment 2:
 - (1) 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;
 - (2) 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

biological resources, cultural resources, hazards and hazardous materials, noise and transportation. However, the project has been modified to incorporate the mitigation measures identified in the Initial Study which will reduce the impacts to a level considered to be less than significant. Therefore, a Mitigated Negative Declaration has been prepared

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RECOMMENDATION: Approval

SUPPORT INFORMATION

Attachments To Staff Report:

Exhibit A.....	Vicinity Map
Exhibit B.....	General Plan Land Use Map
Exhibit C.....	Zoning Map
Exhibit D.....	Proposed General Plan/Zoning Map
Exhibit E.....	Assessor's Parcel Map Page
Exhibit F.....	Vesting Tentative Map
Exhibit G.....	Preliminary Grading/Drainage Plan
Exhibit H.....	Preliminary Sewer & Water Plan
Exhibit I.....	Trail Exhibit
Exhibit J.....	Site Design Guidelines
Exhibit K.....	Supporting Design Waiver Request/Community Region Boundary Amendment Information Submitted by Applicant
Exhibit L.....	Preliminary Site Plan
Exhibit M.....	Environmental Checklist & Discussion of Impacts

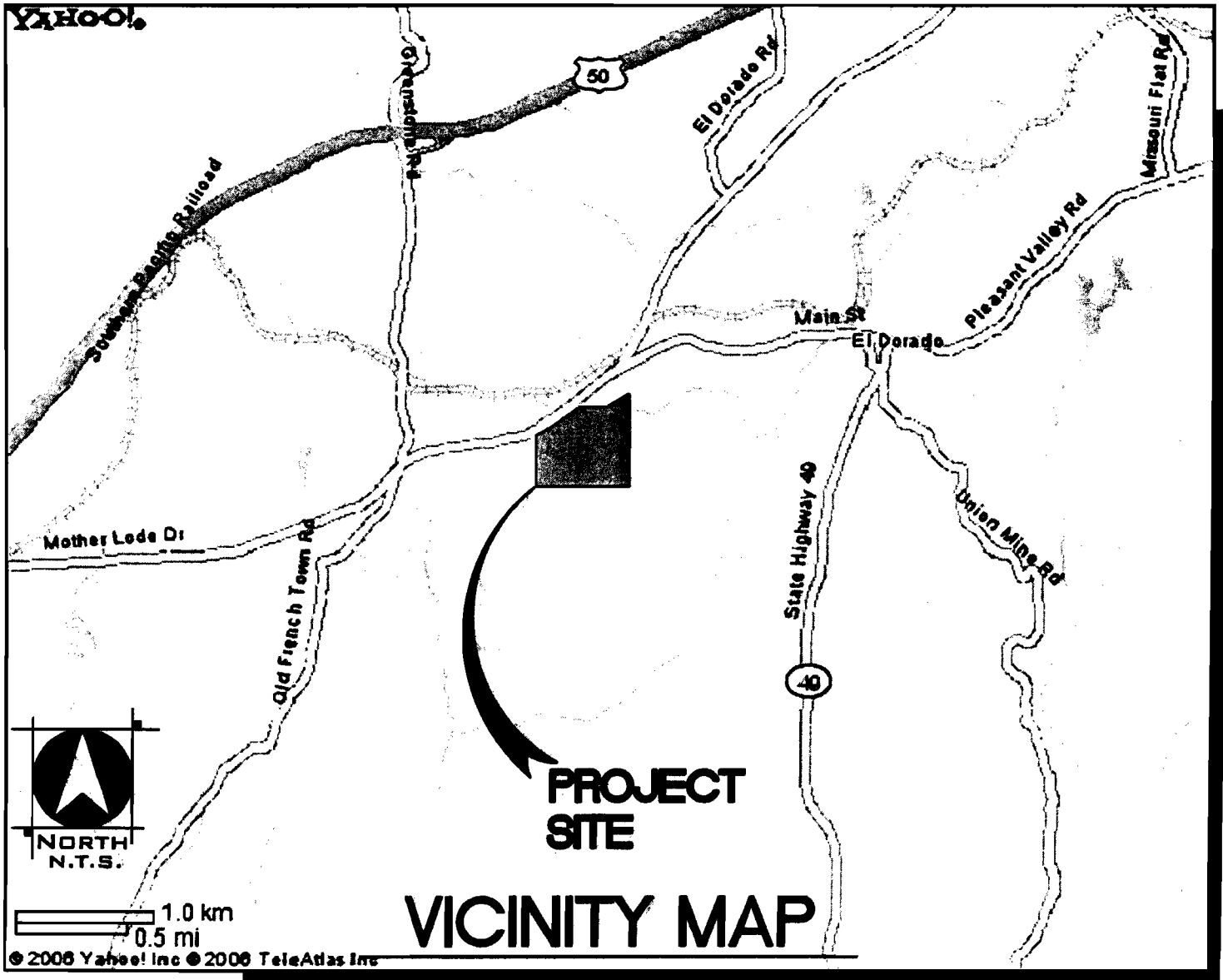
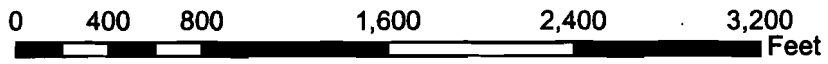
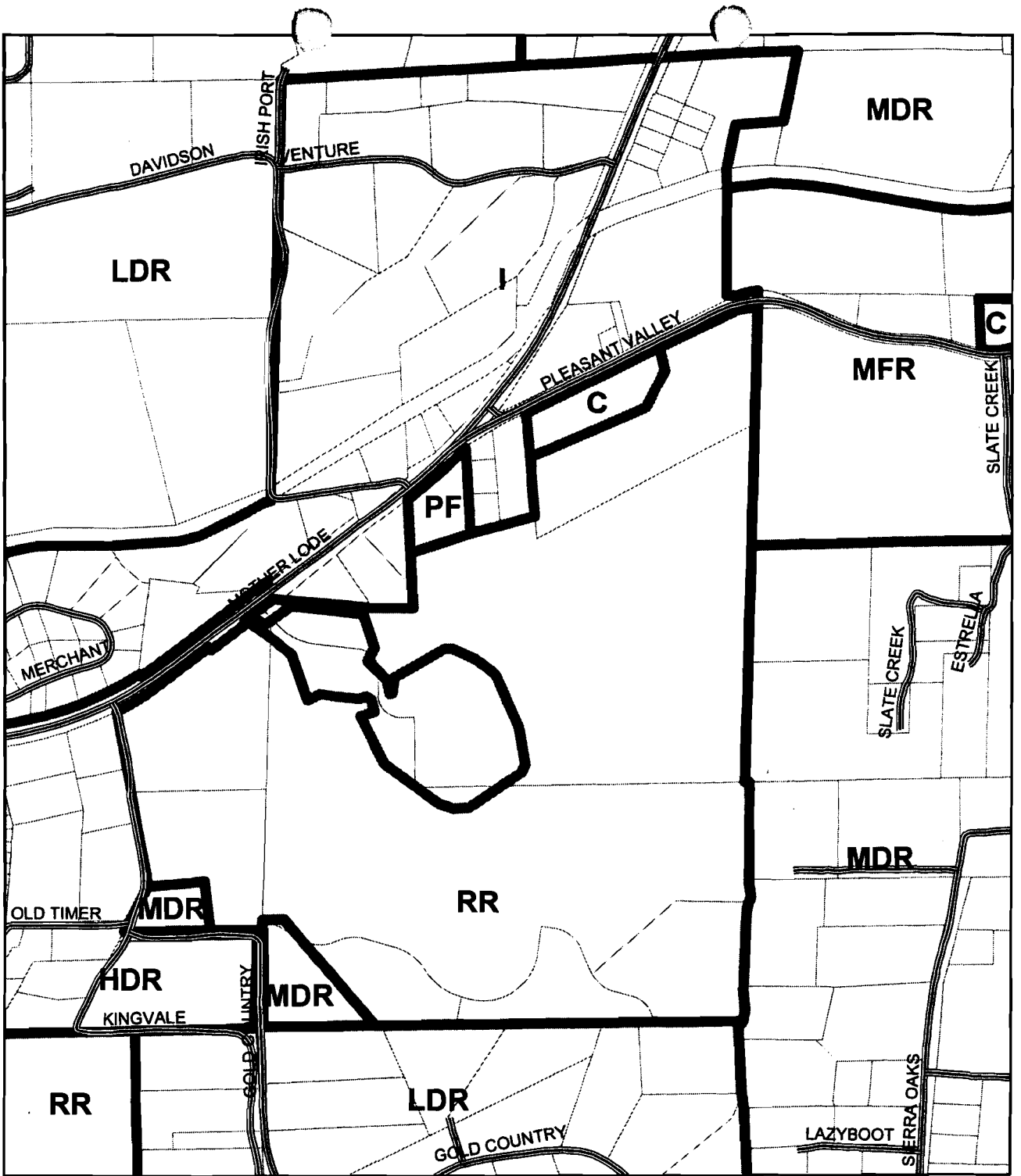


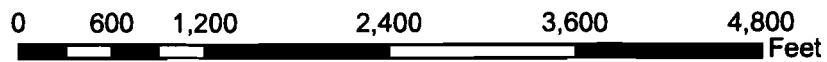
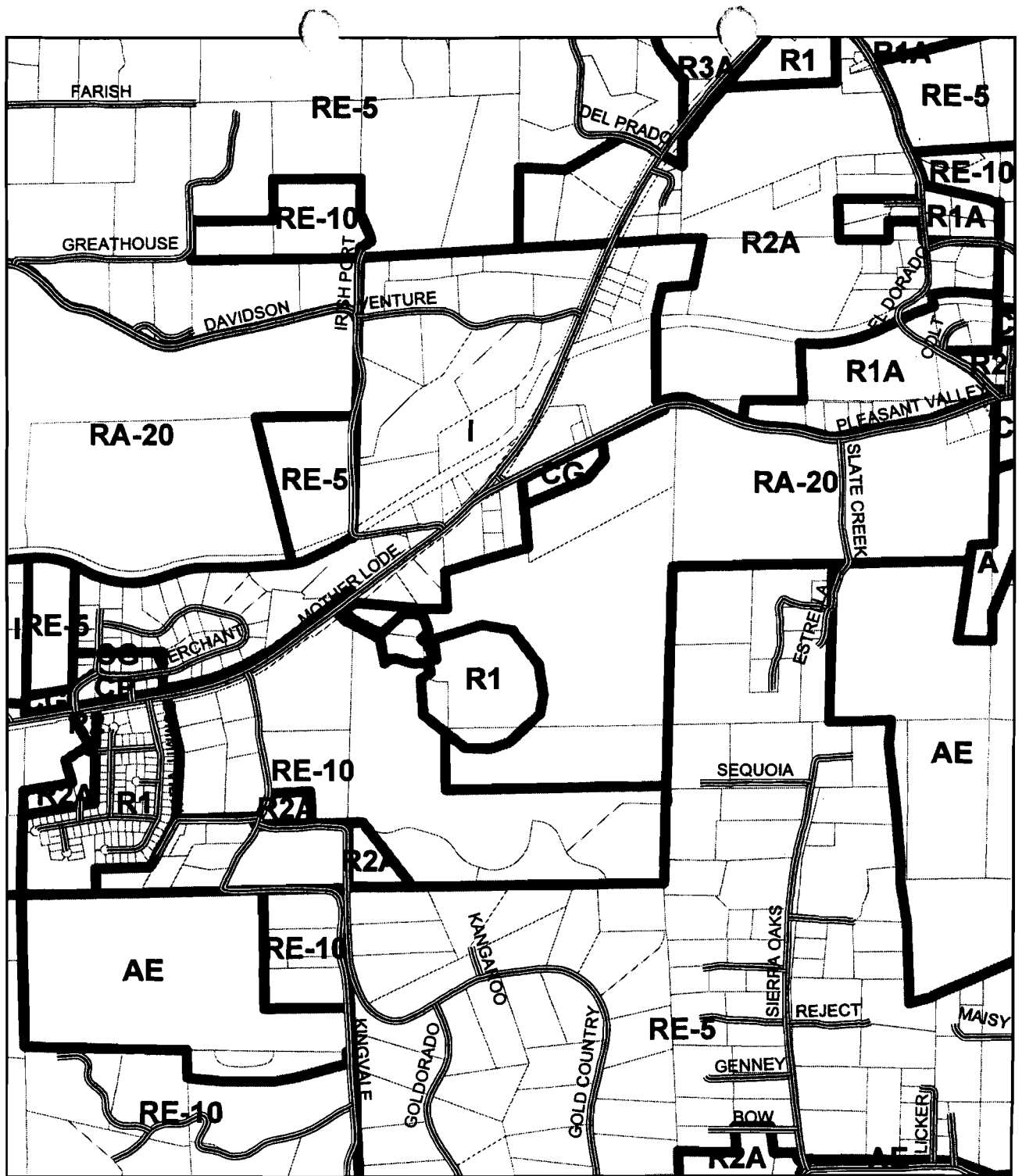
EXHIBIT A

A 07-0007/Z 07-0016
PD 07-0012/TM 07-1441



**Case No. PA06-0045
General Plan Land Use Map**

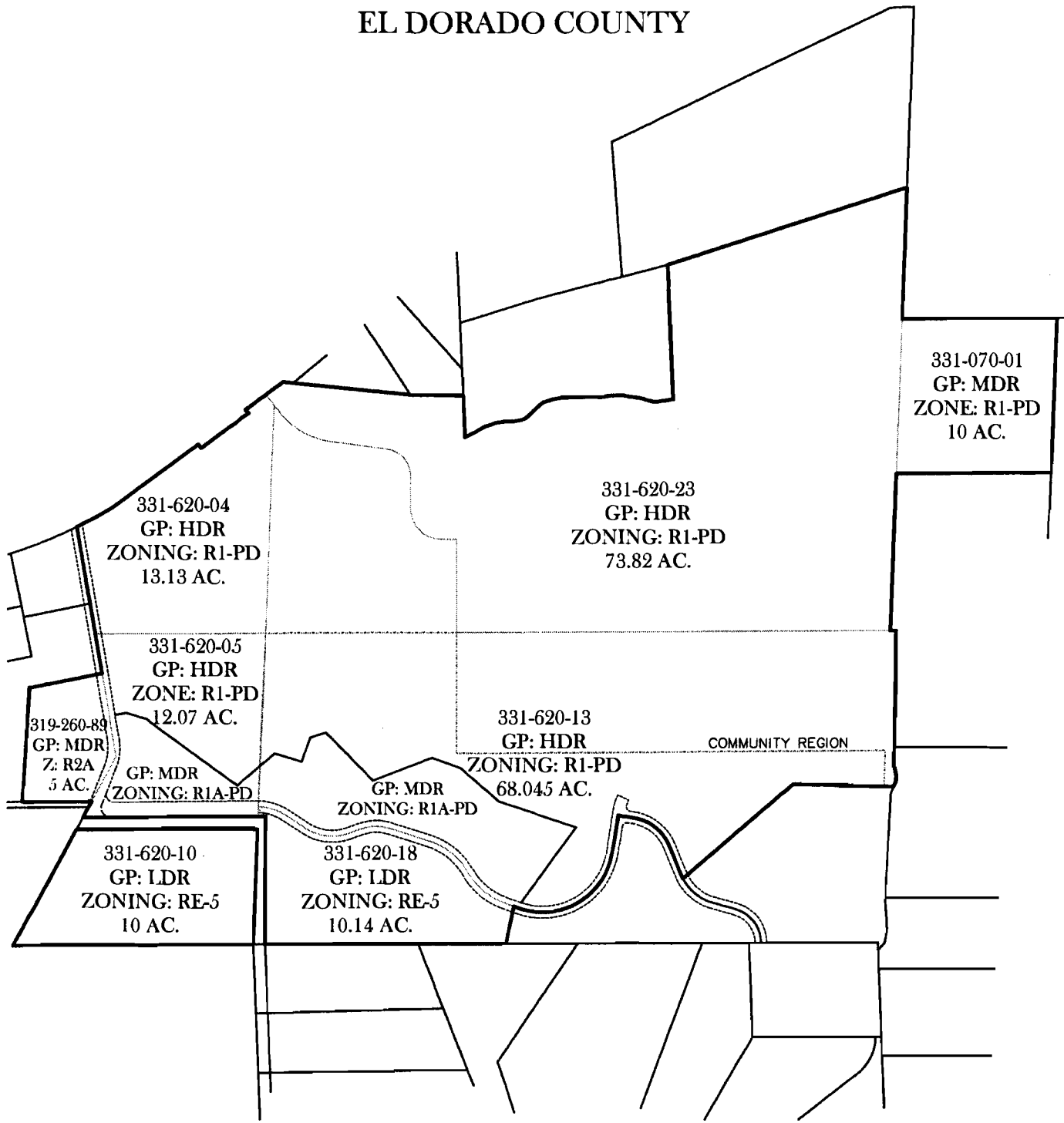
EXHIBIT B



**Case No. PA06-0045
Zoning Map**

EXHIBIT C

PROPOSED GENERAL PLAN LAND USE AND PROPOSED ZONING
SHINN RANCH
EL DORADO COUNTY



JUNE 06, 2007



TSD Engineering, Inc.
Total Site Design

31 Natoma Street, Suite #160
Folsom, CA 95630
TEL: 916-608-0707 FAX: 916-608-0701

EXHIBIT D

P:\Projects\139-001\02 DWG\B- Planning\FIC\General Plan Exhibit.dwg, Dana, 06:49:03, 06-06-07

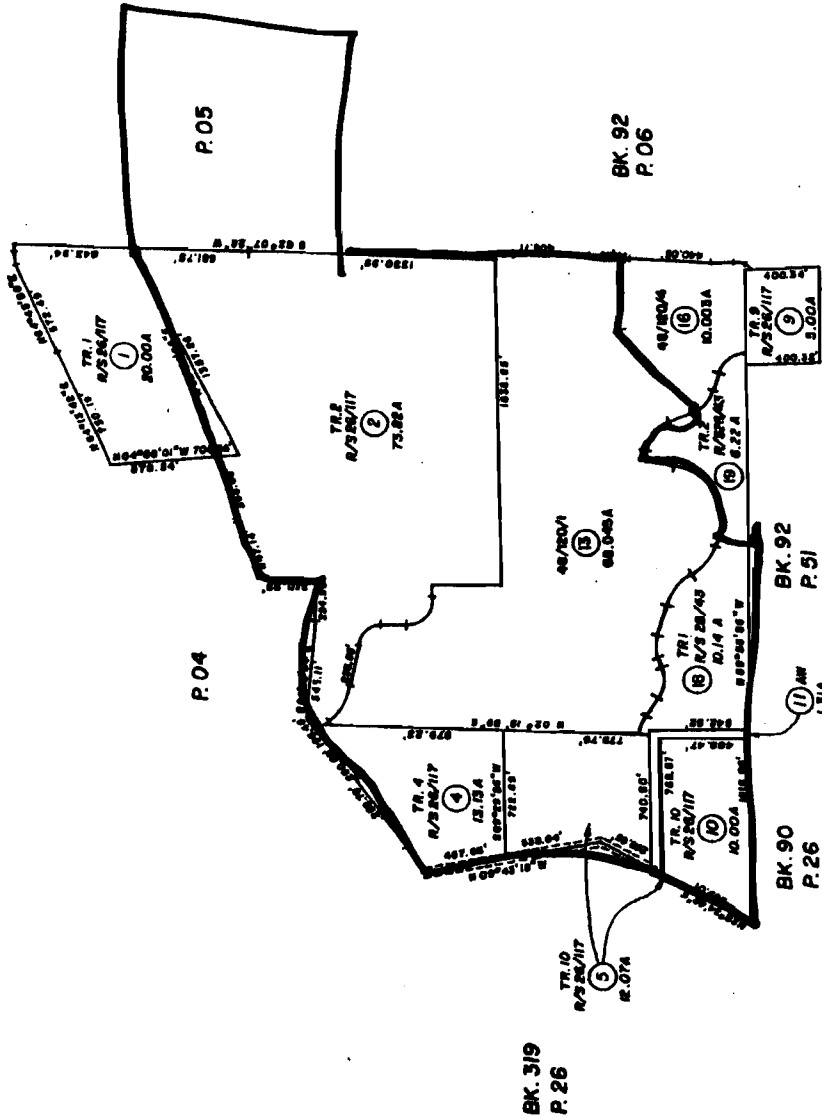
PORS. SECS. 33 & 34, T.10N., R. 10E., &
 POR. SEC. 3, T.9N., R. 10E., M.D.M.

Tax Area Code

331:62

Compliments Of:
PLACER TITLE COMPANY
 (530) 626-9290

07 APR 10 PM 1:47
 RECEIVED
 PLANNING DEPARTMENT



A 07-0007/Z 07-0016
 PD 07-0012/TM 07-1441

Assessor's Map Bk. 331 - Pg. 82
 County of El Dorado, California
 SEP 18 2005

NOTE - Assessor's Block Numbers Shown in Yellow
 Assessor's Parcel Numbers Shown in Green

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co.
 Assessor's office for assessment purposes only.

PTC
 PLACER TITLE COMPANY

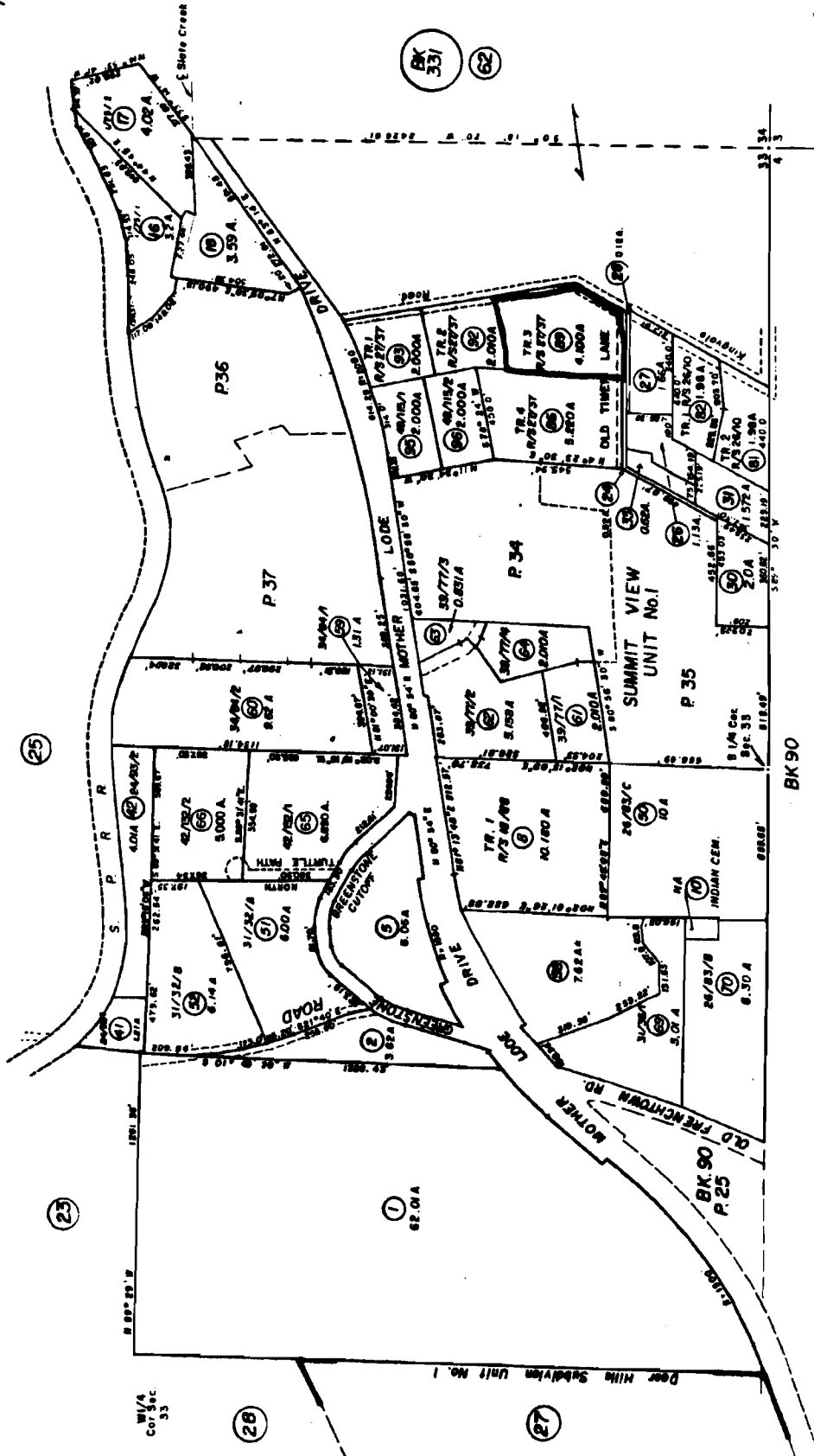
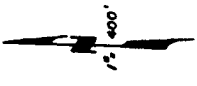
This is not a plat or survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

EXHIBITE

POR'S. N. 8 S. 1/2 SEC. 33 & N. 1/2 SEC. 34, T. 10 N., R. 10 E., M. D. M.

Tax Area Code

319:26



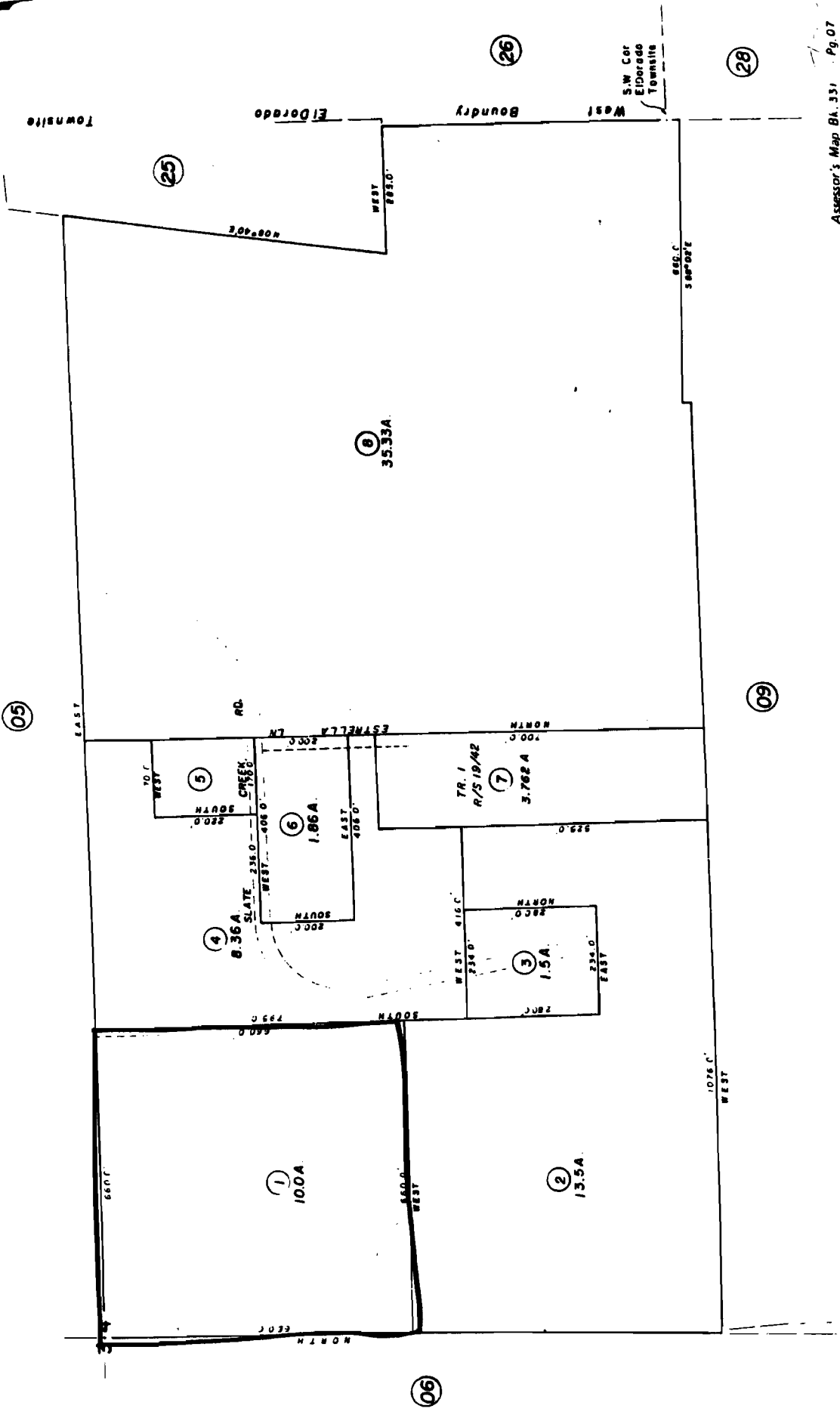
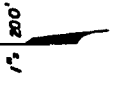
Assessor's Map Bk. 319 - Pg. 26
County of El Dorado, California
OCT 9 1994

NOTE - Assessor's Block Numbers Shown in Ellipse
Assessor's Parcel Numbers Shown in Circle

This is not a plat or map. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No



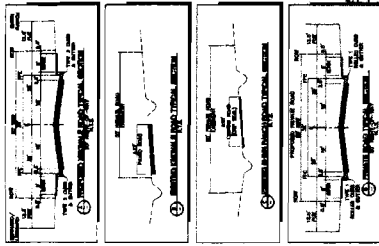
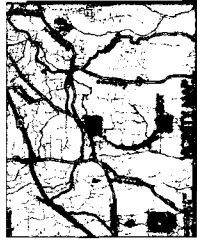
331-07



NOTE Assessor's Block Numbers Shown in Ellipses

EXHIBIT F

VESTING TENTATIVE SUBDIVISION MAP SHINN RANCH EL DORADO COUNTY



BASE OF EVIDENCE
THE EXISTING RECORD MAPS OF SHINN RANCH, EL DORADO COUNTY, CALIFORNIA, AND THE RECORD MAPS OF THE ADJACENT PARCELS, TOGETHER WITH THE FIELD SURVEY AND THE INFORMATION CONTAINED HEREIN, CONSTITUTE THE BASIS OF EVIDENCE FOR THE PREPARATION OF THIS TENTATIVE SUBDIVISION MAP.

FLOOD ZONE
THE FLOOD ZONE SHOWN ON THIS MAP IS BASED ON THE FLOOD ZONE MAP OF EL DORADO COUNTY, CALIFORNIA, AND THE INFORMATION CONTAINED HEREIN.

UTILITY PROVISIONS
ALL UTILITIES SHOWN ON THIS MAP ARE BASED ON THE RECORD MAPS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES ARE NOT GUARANTEED. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN ON THIS MAP.

PROPOSED UTILITIES
WATER
SEWER
ELECTRIC
TELEPHONE
CABLE TELEVISION
GAS

PRELIMINARY DEVELOPMENT SUMMARY

APN: 381-090-01
 TOTAL AREA: 100.00 AC.
 TOTAL LOT AREA: 100.00 AC.
 TOTAL UTILITY AREA: 100.00 AC.
 TOTAL LOT AREA: 100.00 AC.
 TOTAL UTILITY AREA: 100.00 AC.
 TOTAL LOT AREA: 100.00 AC.
 TOTAL UTILITY AREA: 100.00 AC.

VESTING TENTATIVE MAP
 REVISED AUGUST 15, 2007
 REVISED JULY 30, 2007
 MARCH 29, 2007

TSD Engineering, Inc.
 17000
 1/3

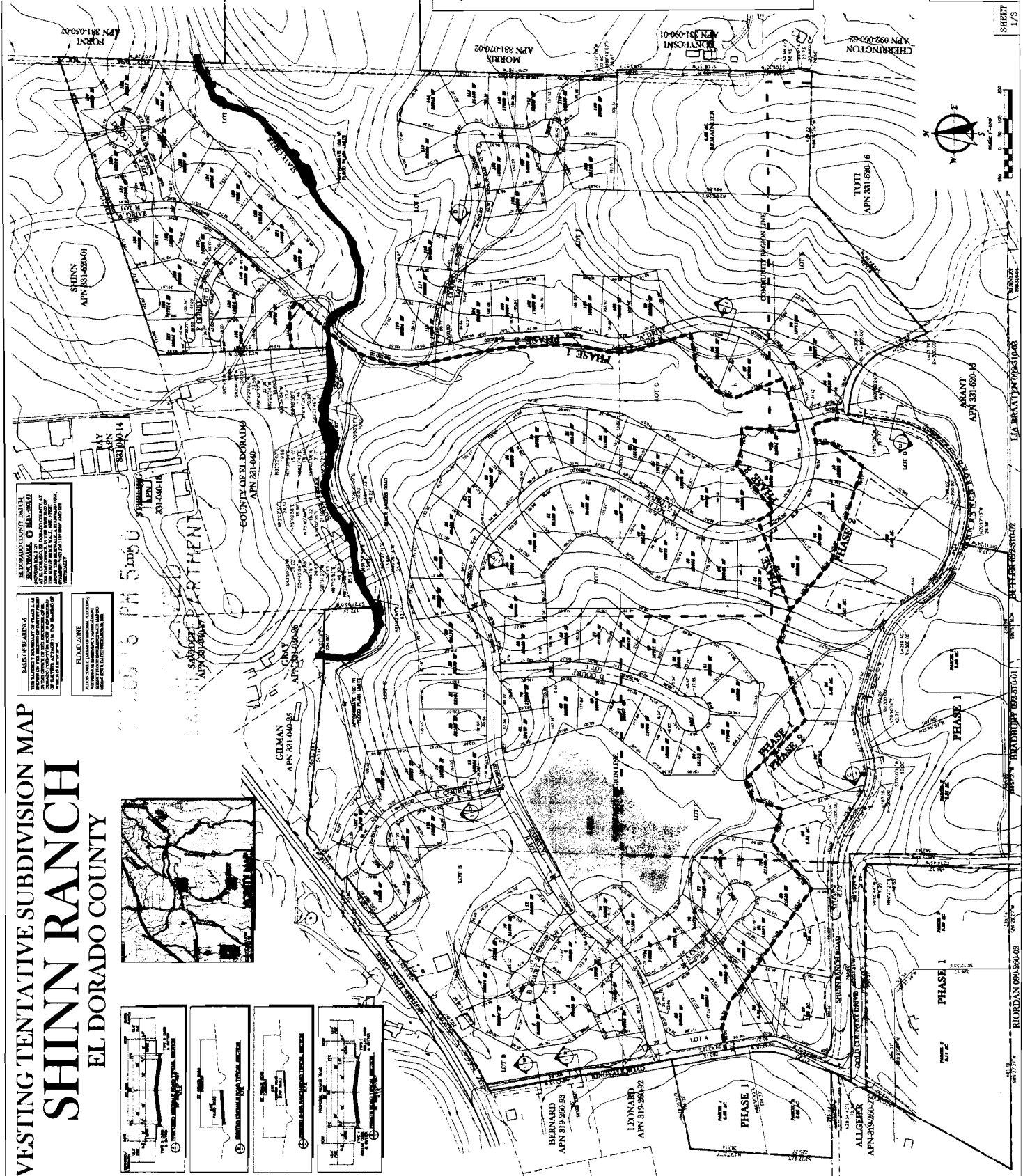


EXHIBIT G

PRELIMINARY GRADING EXHIBIT SHINN RANCH EL DORADO COUNTY

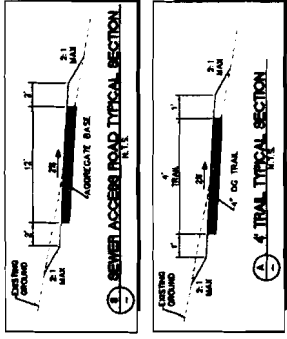


FIGURE 3

BARCEL MATINEZ
THE OFFICIAL ENGINEER OF RECORD FOR THIS PROJECT IS BARCEL MATINEZ, LICENSE NO. 10000, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. HIS OFFICE IS LOCATED AT 11100 S. GARDEN AVENUE, SUITE 100, GARDEN GROVE, CA 92640. PHONE: (714) 941-1111. FAX: (714) 941-1112.

LIABD LINE
THIS LINE IS A LIABILITY LINE AND DOES NOT REPRESENT A WARRANTY OF ANY KIND. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM.

REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA, LICENSE NO. 10000, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. HIS OFFICE IS LOCATED AT 11100 S. GARDEN AVENUE, SUITE 100, GARDEN GROVE, CA 92640. PHONE: (714) 941-1111. FAX: (714) 941-1112.

PROJECT NUMBER: _____
PROJECT NAME: _____
PROJECT DATE: _____

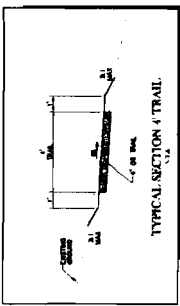
MARCH 29, 2007

TSD Engineering, Inc.
TSD Engineering, Inc.
11100 S. GARDEN AVENUE, SUITE 100
GARDEN GROVE, CA 92640
TEL: 714-941-1111 FAX: 714-941-1112

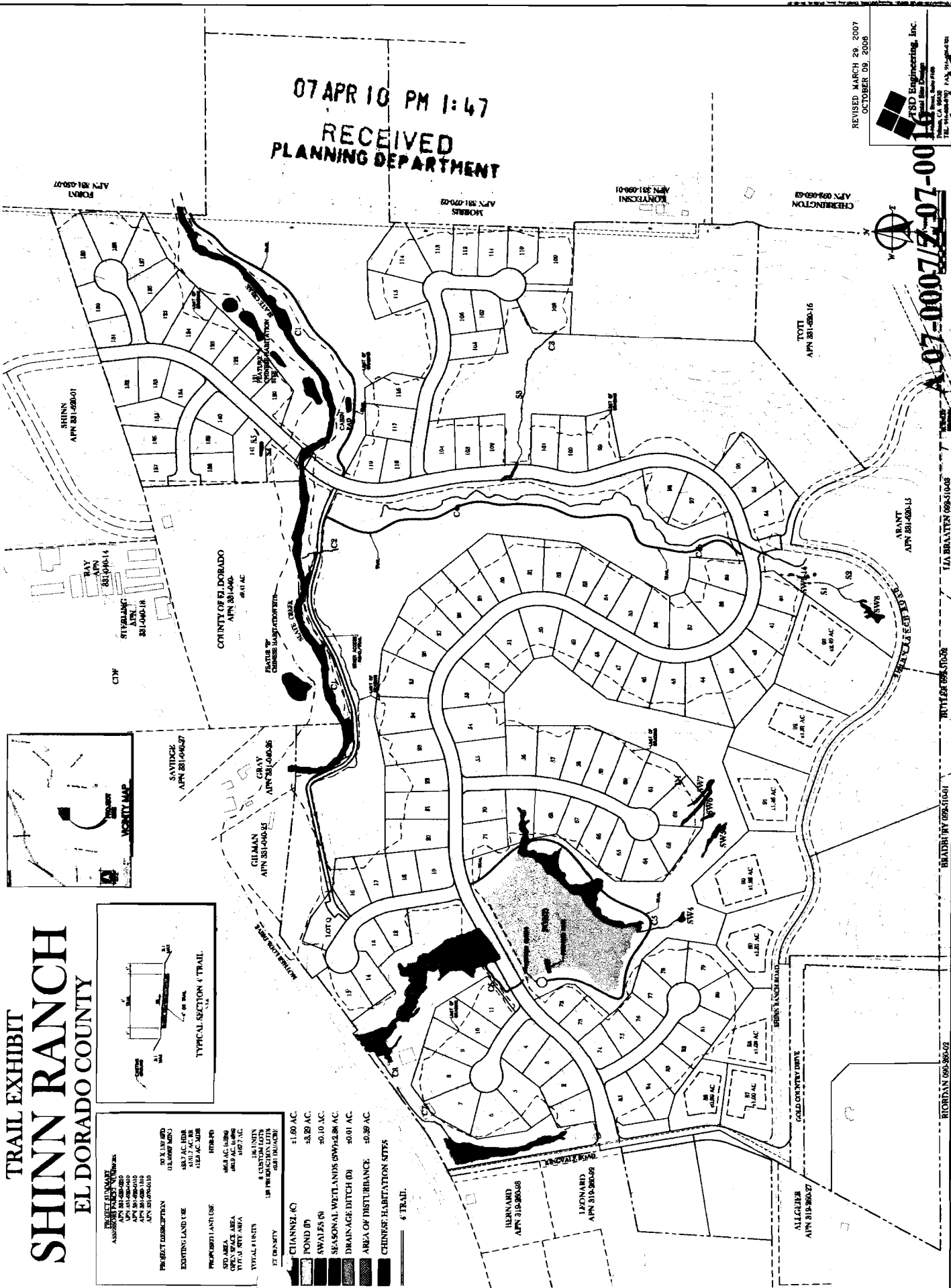
EXHIBIT I

TRAIL EXHIBIT SHINN RANCH EL DORADO COUNTY

PROJECT DESCRIPTION	APN	ACRES
EXISTING LAND USE	APN 311-090-02	13.80 AC.
PROPOSED LAND USE	APN 311-090-03	13.80 AC.
SWAMP AREA	APN 311-090-04	13.80 AC.
WETLANDS	APN 311-090-05	13.80 AC.
TOTAL ACRES		54.20 AC.



- CHANNEL (C) 1.80 AC.
- POND (P) 13.80 AC.
- SWALPS (S) 10.10 AC.
- SEASONAL WETLANDS (SW) 2.88 AC.
- DRAINAGE DITCH (D) 20.01 AC.
- AREA OF DISTURBANCE 10.89 AC.
- CHINESE HABITATION SITES 4 TRAIL.



07 APR 10 PM 1:47
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PLANNING DEPARTMENT

REVISED MARCH 28, 2007
OCTOBER 09, 2006



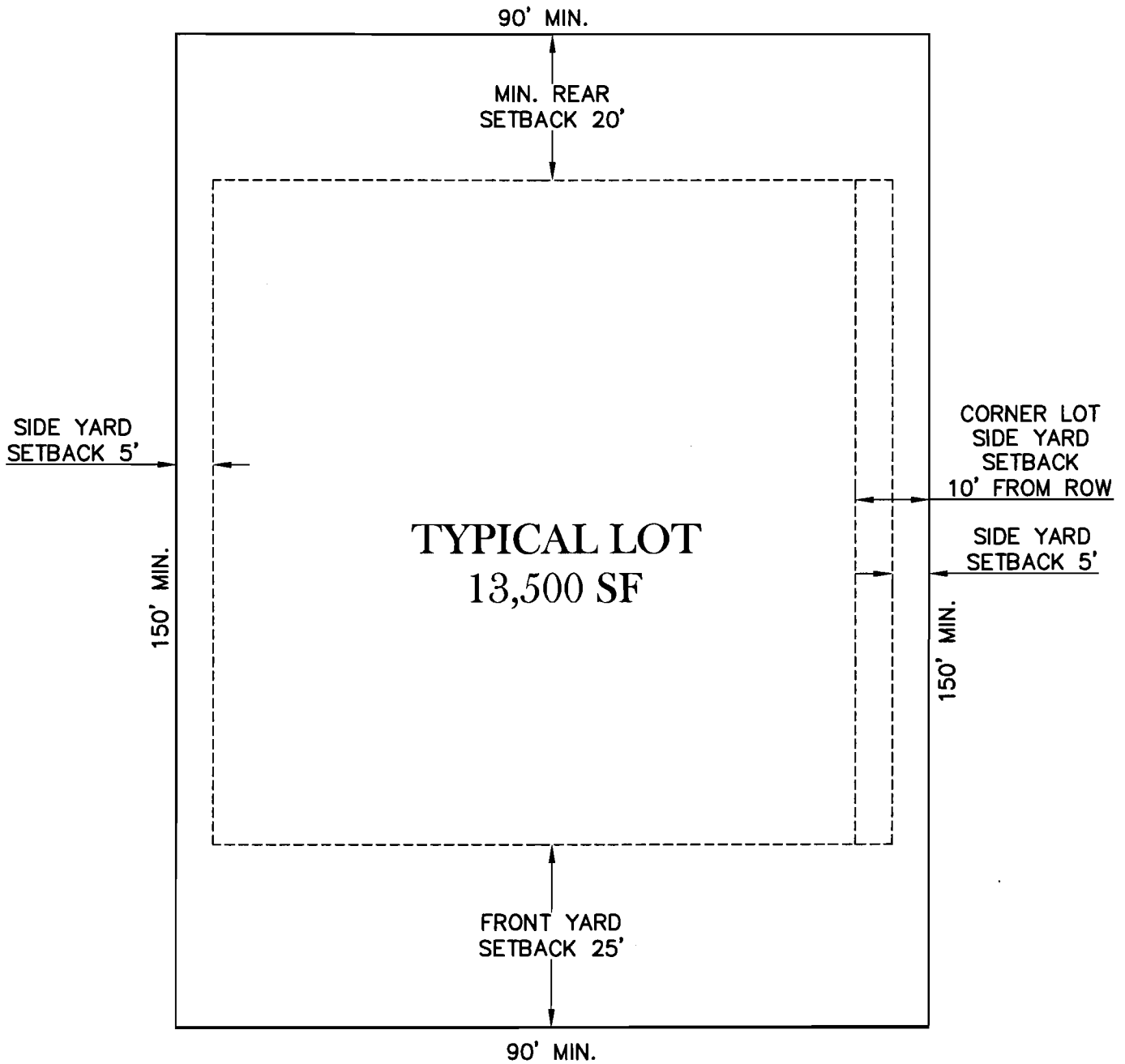
A 07-000717-07-0019

PD 07-0012/TM 07-1441

RIORDAN 090-900-02 | BRADSHAW 090-100-01 | TITLER 090-510-08 | TJA BRANTEN 090-510-09

EXHIBIT J

SITE DESIGN GUIDELINES SHINN RANCH EL DORADO COUNTY



JUNE 04, 2007

MAXIMUM BUILDING HEIGHT: 40'
MAXIMUM LOT COVERAGE: 35%



TSD Engineering, Inc.
Total Site Design

31 Natoma Street, Suite #160
Folsom, CA 95630
TEL: 916-608-0707 FAX: 916-608-0701

RANCHO CORTINA PROPERTIES, INC.
EXHIBIT K

Real Estate Brokerage • Land Use Consulting

Jason Hade
Senior Planner
El Dorado County Planning Dept
2850 Fairlane Court
Placerville, CA 95667

JUL -3 PM 2:56
June 29, 2007
RECEIVED
PLANNING DEPARTMENT

Re: Shinn Ranch- Justification for Design Waiver- Road Widths

Dear Jason:

DOT had provided us comments during our TAC meeting indicating that due to table TC-1, in the new General Plan, street widths both on and offsite needed to be 60 feet of right-of-way (ROW), rather than the 50 feet we now show on our site plans. We are aware of the four findings the Planning Commission must make in order to approve this waiver and offer the following information in support of our request. The following is our request for a Design Waiver to allow the street ROW widths to remain as shown.

Kingvale Road

Kingvale Road is a existing paved private road, for which there is a 50-foot wide easement. Properties along the west side of Kingvale Road are improved, and existing fences have been set along the 50-foot ROW line. Along the east side is a wetlands area, just south of the intersection with Mother Lode Drive. This wetland extends southerly for approximately 215 feet, thus eliminating the ability to shift the road bed to the east in order to comply. As a part of the proposed development, the applicant is proposing to widen Kingvale to 36 feet of pavement from its present 18 feet and add 6-foot sidewalks along both sides of the road. DOT has suggested this road be built 40-foot wide within a 60-foot right-of-way. We could build the road 40-foot wide, with the reduction of sidewalk widths to 4 feet (there are none there now, and no sidewalks along Mother Lode Road either). This could be done within the existing 50-foot section. Increasing the right of way to 60-feet provides no more road width, however, it would encumber 5 additional feet of private property along both sides of the roadway, and would trigger having to move existing physical improvements; for what purpose? As Kingvale is a private road, and unless the property owners are willing to consent to this, there is no way to force the property owners to consent to the additional 5 feet. The traffic impact analysis demonstrates that the 36-foot wide road is sufficient for the project plus cumulative traffic and all properties utilizing this road are already developed to their maximum intensity. It is worth noting, that in our pre-application meetings with DOT representatives, we were directed to use a 50-foot wide ROW section and 36-foot road widths in our project planning.

Shinn Ranch Road

DOT is requesting a 36-foot road within a 60- easement. Upon build-out this road will serve 13 residences. The existing 24-foot road is more than adequate to accommodate traffic from these residences. Shinn Ranch Road is also a private road, in fact, the developer just completed, and

Jason Hade
June 28, 2007
Page 2


the County consented to the abandonment of the Irrevocable Offer of Dedication in April 2007. This road is gated, and will provide access to eight new estate lots (as a part of the proposed development) as well as providing an emergency vehicle access to the proposed subdivision. There will be an EVA gate between the subdivision and Shinn Ranch Road, thus the only traffic on this road will be from the thirteen potential residences upon build-out. This roadway has no sidewalks, it is built to rural standards, and again, as a private road, the existing owners would have to consent to add five additional feet of right of way on both sides, and for what purpose? The road is already built to the ultimate width.

Road "A"

DOT has suggested this road be 40-feet wide within a 60-foot right-of-way. Road A is shown on the proposed tentative tract map as 36 feet curb-to-curb within a 50-foot right-of-way. There are 6-foot sidewalks shown along both sides of the roadway. Again, adding four additional feet of pavement does not serve any purpose, however, it can be done with the reduction of the sidewalks to four-feet wide. Given the rural character of this area, and the fact that there are no sidewalks anywhere surrounding this new community, four-foot sidewalks are more than adequate. However, requiring a 60-foot right-of-way is not logical, as it creates a 5-foot strip along both sides of the roadway which is not improved, and creates a no-mans land. It takes 5-feet away from front yard landscaping, and for what purpose?? Adding 10 feet of right-of-way would also cause impacts to the wetland and lake which are infeasible.

For the above stated reasons, we believe the Planning Commission can make the findings in accordance with Section 16.08.020 of the Subdivision Ordinance, Design Waivers.

Very truly yours,


Camille H. Courtney
chc:ms

cc: Claudia Wade, DOT



Jason Hade
Senior Planner
El Dorado County Planning Dept
2850 Fairlane Court
Placerville, CA 95667

June 26, 2007

Re: Shinn Ranch-A 07-0007, Z 07-0016, PD 07-0012 & TM 07-1441
Justification for GPA Moving Community Region Boundary Line

07 JUN 28 PM 5:44
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PLANNING DEPARTMENT

Dear Jason:

With the transmittal of this information, it is my understanding that you have all the materials you need to schedule this project for consideration by the Planning Commission and Board of Supervisors. Please let me know if this is not correct.

We are requesting that this project be scheduled at the earliest convenience. There is neither controversy nor unresolved issues that we know of, and it would seem that the advisory hearing scheduled for July 26, 2007 at the Planning Commission could in fact be the hearing at which action is taken to consider the project. As long as this meeting is public advertised, why not? We have met with the Gold Country Road Association and informed them of the project. As a previous development was approved in 1998, this application will come as no surprise to the surrounding residents. We have conveyed this request to Greg Fuz, Director, Planning Services in person on June 20, 2007.

Justification for Amendment of Community Region Boundary Line

The existing Community Region boundary line shown on the 2004 Land Use Map of the El Dorado County General Plan bisects the proposed project in an illogical way. According to research done by Peter Maurer, and discussed in a letter dated October 26, 2006, attached hereto, it appears that the line conforms to old parcel lines. These parcels are no longer in existence. The location of the Community Region boundary line needs to be amended to reflect present day property lines and patterns of development. To allow the line to remain as is would create a highly irregular shaped parcel and ignore the presence of logical land use planning principles and geo-physical features.

The location of the line is already inconsistent with the General Plan as there is a area of land designated MDR on the General Plan which is on the outside of the community region line. This parcel is located near the intersection of Kingvale Road and Shinn Ranch Road.

Shinn Ranch Road provides a logical location for the Community Region boundary line. This forms the southern boundary of the subject proposed development. To the south of this line are

Jason Hade
June 21, 2007
Page 2

parcels which are already subdivided to their ultimate density within the LDR and RR designations.

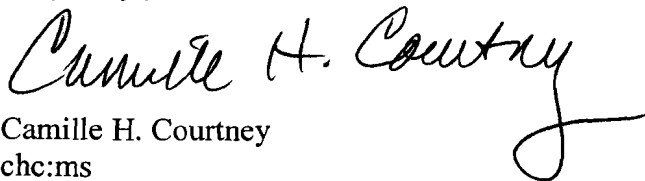
As a result of the lands lying to the south being developed at their ultimate densities, there is no growth inducing impact to shifting the Community Boundary line to be co-terminus with Shinn Ranch Road.

The proposed land uses for the Shinn Ranch property are generally consistent with the existing land use designations contained in the General Plan and Zoning. The proposed project will create a uniform land use designation of MDR/R1-PD, which is consistent with property surrounding the site. Tentative Map 07-1441 also includes three parcel splits of lots surrounding the proposed subdivision that would change the general plan and zoning on these parcels to bring them into conformity with other surrounding parcels.

All lands to north of the Community Boundary line will be served by public sewer and water services which is stated as a justification for the location of community region lines. (General Plan Policy 2.1.1.7.

As indicated above, the integrity and intent of the Community Region designation has been met with the proposed amendment of the line.

Very truly yours,



Camille H. Courtney
chc:ms

DEVELOPMENT SERVICES DEPARTMENT

County of
EL DORADO

<http://www.co.el-dorado.ca.us/devservices>

PLANNING
SERVICES



PLACERVILLE OFFICE:

2850 FAIRLANE COURT
PLACERVILLE, CA. 95667
(530) 621-5355
(530) 642-0508 Fax
Counter Hours: 7:30 AM to 4:30 PM
planning@co.el-dorado.ca.us

LAKE TAHOE OFFICE:

3368 LAKE TAHOE BLVD., SUITE 302
SOUTH LAKE TAHOE, CA 96150
(530) 573-3330
(530) 542-9082 Fax
Counter Hours: 8-12 PM and 1-4 PM
tahoebulld@co.el-dorado.ca.us

EL DORADO HILLS OFFICE:

4950 HILLSDALE CIRCLE, SUITE 100
EL DORADO HILLS, CA 95762
(916) 941-4967 and (530) 621-5582
(916) 941-0269 Fax
Counter Hours: 7:30 AM to 4:30 PM
planning@co.el-dorado.ca.us

October 26, 2006

Camille H. Courtney
Director – Land Acquisitions and Entitlements
Standard Pacific Homes
2240 Douglas Blvd., Suite 200
Roseville, CA 95661

Re: PA06-0045, Shinn Ranch

Dear Camille:

As requested by Supervisor Sweeney and in response to your letter of October 17, 2006, I have been doing some research on the community region boundary (CRB) as it relates to your potential project in El Dorado. The following information provides some background on the boundary:

- The CRB was shown on the "Public Review Draft General Plan", the document that was used to prepare the draft EIR, dated 1/11/04. The line was different from what is presently shown, and only included about half of the land that is now outside of the Community Region.
- The Planning Commission recommendation was forwarded to the BOS on Dec. 21, 2005 with the CRB in its present configuration
- I have not been able to find any additional information regarding the change. Our draftsman remembers a direction that a CRB should not bisect parcel lines, and the change was possibly done to conform to this direction. It would take quite a bit of time to review a year's worth of PC minutes to discover if there was any specific action regarding this parcel. The line conformed to the parcels as they existed prior to a BLA done by the property owners.
- Exhibit D in the staff report that you provided shows the previously existing land use designations. The break between the MDR and RR designations is consistent with the CRB.
- The staff report for the prior project, TM97-1335, did mention the Community Region (Pg. 7), but erroneously stated that the project was located within the region, when only a part of the project site was actually within it.
- The small piece of MDR designation that is outside of the CRB was created as a result of the prior project approval.

The CRB has been in existence in its present location since January 1996 when the '96 plan was adopted. It appears that an error was made with the approval of the prior project by approving

the small portion of MDR outside of the CRB. I would be unable to make a finding that the proposed project would be consistent with the general plan at this time.

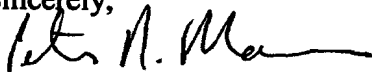
The options available at this time would be:

- Revise the project to only include that portion of the site that is within the Community Region, or phase the project with the potential for subsequent approvals outside of the CRB.
- Wait until the comprehensive review has been completed.
- Submit the applications for the project, with the request to amend the CRB. This will provide the opportunity for the Planning Commission or Board of Supervisors to consider the unique circumstances with this site, possible trade-offs of other lands so that the Community Region remains the same size, or other interpretation of the policy by the Commission or Board. It may also be possible for the Planning Commission to make an early review of the General Plan amendment application for a quick determination if they can support the change to the CRB.

As I recall from the meeting we had a few weeks ago, your attorney was going to provide us with some possible findings used in another jurisdiction that allowed some flexibility with such urban boundaries.

I think that the project that you have designed is well thought out and appropriate for the community. Unfortunately the distinct line created with the General Plan does not allow us the flexibility that you might like for this project. Please contact me if you have any questions.

Sincerely,



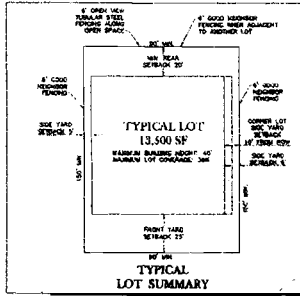
Peter N. Maurer
Principal Planner

cc: Supervisor Jack Sweeney
Greg Fuz, Development Services Director

EXHIBIT L

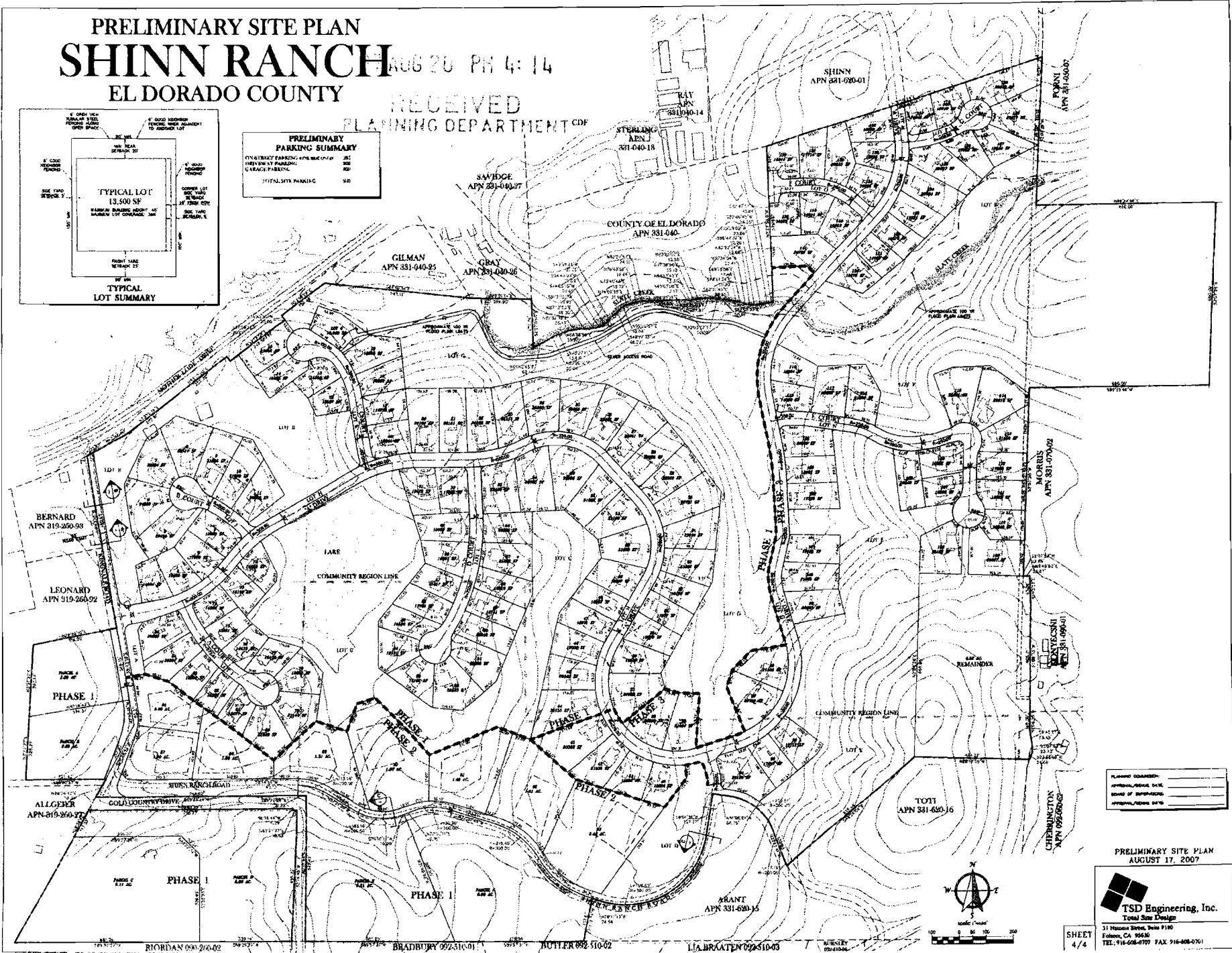
PRELIMINARY SITE PLAN SHINN RANCH EL DORADO COUNTY

RECEIVED
PLANNING DEPARTMENT CDP



PRELIMINARY PARKING SUMMARY

STREET PARKING	40
TRUCK PARKING	20
GARAGE PARKING	10
TOTAL SITE PARKING	70



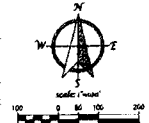
PLANNING DEPARTMENT

APPROVAL DATE:	
SCALE OF IMPROVEMENTS:	
APPROVAL DATE:	

PRELIMINARY SITE PLAN
AUGUST 17, 2007



31 Madison Street, Suite 1100
El Dorado, CA 95650
TEL: 916-608-0707 FAX: 916-608-0761



SHEET
4/4

RIORDAN 091-260-02 BRADBURY 092-510-01 BUTLER 092-510-02 LIA BRADATEN 092-510-03 MURPHY 092-510-04