

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

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MEMORANDUM

TO: Planning Commission Agenda of: April 26, 2012

FROM: Mel Pabalinas, Senior Planner Item No.: 9

DATE: March 28, 2012

RE: Revision to Approved Shinn Ranch Vesting Tentative Map
File No. TM07-1441-R

Request

Applicant requests approval of a minor revision to the approved Vesting Tentative Subdivision Map for Shinn Ranch to revise phasing plan, remove 10 acres from the project, change the Remainder Lot to a “lettered lot”, and modify Condition of Approval Nos. 1 and 24.

Background

Shinn Ranch is located east of Kingvale Road and south of the Mother Lode Drive/Pleasant Valley Road intersection, approximately 1.5 miles west of the town of El Dorado (Exhibits A-D). 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). Specifically, the tentative map consisted of a total of 149 residential lots, which includes 135 production lots, eight custom lots, and six estate parcels identified as Parcels A-F (Exhibits E-G).

Since its approval, no final map has been submitted for the tentative map and no development has occurred. The map had an original expiration date of December 4, 2009, which has been automatically extended to December 4, 2014 as a result of recent state legislations including Senate Bill SB 1185, Assembly Bill AB 333, and Assembly Bill AB 208.

Revisions to Shinn Ranch Vesting Tentative Map

The applicant filed an application for revisions to the approved Shinn Ranch Vesting Tentative Map on March 23, 2012. The proposed revisions consist of the following and graphically depicted in Exhibits G and H:

1. Reduction of total project site from 192 acres to 182 acres. This reduction results from the removal of estate Parcels C and D contained within APN 331-620-10 located at the

southwest corner of the project site. The remaining estate Parcels A, B, E and F are re-designated as Y1, Y2, Z1, and Z2, respectively;

2. Re-designate original 6.5-acre Remainder Lot as an estate residential parcel (Parcel X) located at the southeast corner of the site. This re-designation would not exceed the total approved amount of 149 residential lots because, with the removal of the two estate residential lots under item 1 above, the resulting net residential lots is 148;
3. Modification of the Phasing Plan to reflect a more likely development scenario; and
4. Revision to the approved Shinn Ranch Vesting Tentative Map Conditions of Approval Nos. 1 and 24. Revision to Condition No. 1 reflects the proposed revisions to the project. Revision to Condition No. 24 would allow flexibility of the revised phasing plan (Exhibit I).

Staff Analysis

Staff has reviewed the proposed revised tentative map and determined that the revisions do not significantly deviate from the original approved map. The revised map retains the original approved amount of production and custom lots at 143, maintains the overall subdivision lotting configuration, and preserves the roadway sections and improvements. Based on this, no new environmental impact is anticipated and, therefore, the analysis and conclusions of the original Mitigated Negative Declaration would be applicable to this revision. The revised map has been forwarded to the Department of Transportation (DOT) and El Dorado-Diamond Springs Fire Protection District. DOT has no comment on the revised tentative map. No formal comment has been received from the fire district at the time of completion of this memorandum.

Recommendation

Given the substantial consistency with the original approved Development Plan and Vesting Tentative Map, staff recommends the Planning Commission take the following actions:

1. Approve the revised Vesting Tentative Map and Phasing Plan; and
2. Approve the revised Conditions of Approval in Exhibit I.

ATTACHMENTS:

Exhibit A	Location Map
Exhibit B	General Plan Map
Exhibit C	Zone Map
Exhibit D	Assessor's Parcel Map of Project Parcels (3 pages)
Exhibit E.....	Approved Shinn Ranch Vesting Tentative Map
Exhibit F.....	Approved Shinn Ranch Phasing Plan
Exhibit G	Revised Shinn Ranch Vesting Tentative Map
Exhibit H	Revised Shinn Ranch Phasing Plan
Exhibit I.....	Revised Conditions of Approval for Revised Shinn Ranch Vesting Tentative Map