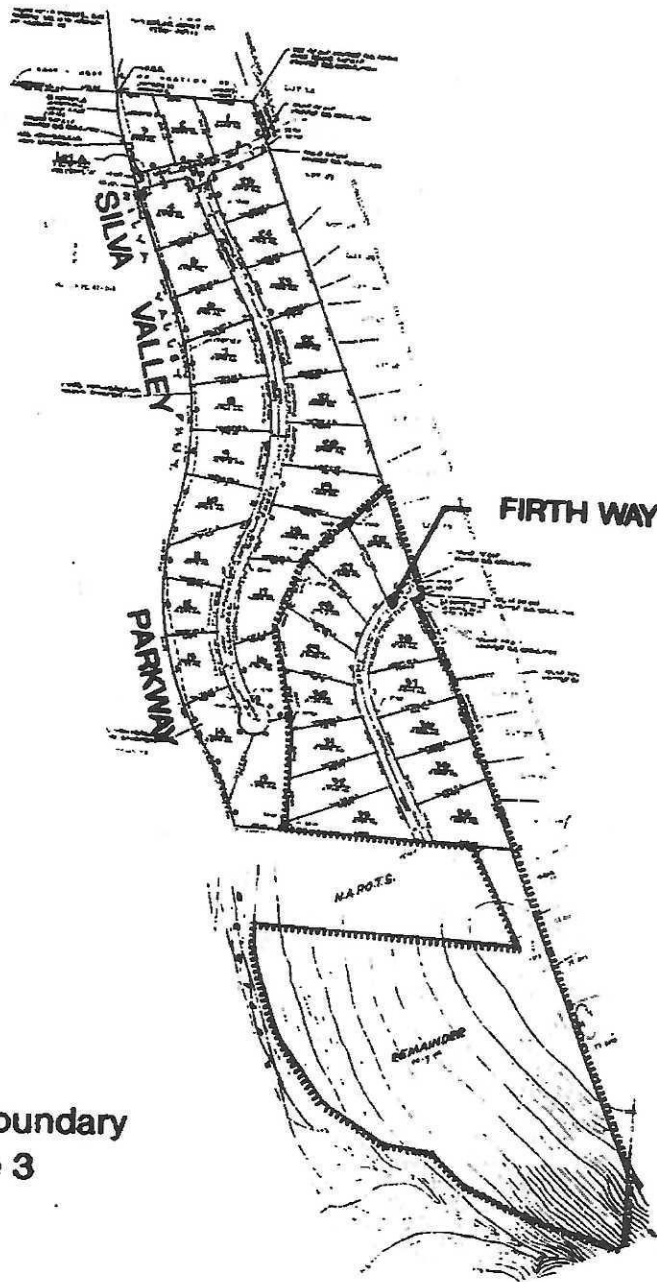


# TENTATIVE SUBDIVISION MAP



----- Site Boundary  
Phase 3

FILE NO. TM87-1079 E

EXHIBIT B  
EQUIPAGE, INC.

Agenda of: November 9, 2000

Item No.: 8.b.

Staff: Roger Trout

**STAFF REPORT—TIME EXTENSION**

**FILE NUMBER:** TM87-1079(E), Highland Hills Unit 3

**APPLICANT:** Amin Habbas

**OWNER:** Equipage, Inc. c/o Verne Sanders & Associates

**AGENT:** El Dorado Land Survey

**REQUEST:** A one-year time extension for the final phase of the tentative subdivision map Highland Hills Unit No. 3 creating 13 single family residential lots.

**LOCATION:** On the west end of Firth Way approximately 340 feet west of the junction with Highland Hills Drive, in the El Dorado Hills area of El Dorado County (Exhibit A).

**APN:** 067-490-88

**ACREAGE:** 11.04 acres

**LAND USE DESIGNATION:** High Density Residential (Exhibit C)

**ZONING:** R20,000 and R1A (Exhibit D)

**ENVIRONMENTAL DOCUMENT:** Negative Declaration previously prepared and adopted

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND**

TM87-1079 was originally approved on February 28, 1989. The project had an initial expiration period of three years but was extended by two water moratoria and two automatic time extensions granted by State legislation.

Final maps for Phases 1 and 2 were recorded as H-125 and H-126 on May 7, 1997. This time extension is for Phase 3 for a total of 13 lots.

This project was last extended with conditions by the Planning Commission on June 25, 1998. The Planning Commission extended the map for a total of two years from the date the map was scheduled to expire because of the time delays in processing the time extension.

This time extension has been delayed due to errors in calculating the expiration date of the map and in determining the County's ability to approve projects under the General Plan Writ. Due to these additional delays in processing this time extension, the applicant has requested that this time extension be granted for another two years, to February 28, 2002.

### **STAFF ANALYSIS**

**Project Description:** Time extension request for an approved tentative map. Phases 1 and 2 of Highland Hills Unit 3 have already been recorded, so the time extension only affects the final phase of the subdivision: 13 lots on 12.21 acres and a remainder parcel.

**General Plan:** The development agreement (DA95-06) provides that the land use approval shall be evaluated against the El Dorado Hills/Salmon Falls Area Plan. However, current policies of the General Plan may be applicable if they do not affect the density or uses on the site allowed in the Area Plan.

The General Plan designates the subject site as High Density Residential (HDR), which permits a density of one to five dwelling units per acre. The roughly one unit per acre density of TM87-1079 is consistent with the General Plan land use designation.

Since the last time extension was approved in June 1998, only two significant changes to the General Plan have occurred which would be applicable to this project. Measure Y was passed by the voters in November 1998 and added policies to the circulation element of the General Plan. The Sacramento Superior Court Writ regarding the General Plan initially was issued in February 1999, with a final Writ in July 1999. Measure Y restricted the types of development approvals the County may issue.

The applicable "Measure Y" policies follow:

*3.2.2.4: Developer-paid traffic impact fees shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the County.*

**Discussion:** Future residences will be subject to the road impact fees established at the time a building permit is issued. The current fee is being revised to comply with the intent of Measure Y.

It is anticipated that the Measure Y compliant road impact fees will be collected from the future residences in this subdivision.

*3.5.1.6.1: Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service "F" (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the County.*

Discussion: This is a 13-lot subdivision which would be expected to result in additional traffic on County roads. Traffic from the project will likely use the nearest roads including Green Valley Road, Silva Valley Road, El Dorado Hills Boulevard and U.S. Highway 50. The increment of additional traffic is expected to be small and likely statistically insignificant. This is consistent with a traffic study conducted for Highland View Unit 7 (CCS Planning and Engineering, October 2000). Therefore, based on the current interpretations of the implementation of Measure Y, the subdivision is not expected to cause any roadway to deteriorate to Level of Service F, and any potential contribution to an existing Level of Service F will be imperceptible.

Writ/Development Agreement: Pursuant to subparagraph 1 of the July 19, 1999 writ, the County is allowed to approve projects where a development agreement prevails. This property is listed as within the Development Agreement between the El Dorado Hills Investors, LTD and El Dorado County, dated April 2, 1985 and recorded in El Dorado County starting at Book 2432 Page 2222.

The supplemental findings required in the writ are included in Attachment 2.

Zoning: The subject site is primarily zoned R20,000 which permits a minimum parcel size of 20,000 square feet. Two parcels on the southern boundary are zoned R1A. Therefore, the proposed parcels conform to existing zoning. The properties were zoned by Ordinance No. 4012 on February 28, 1989.

Other Issues:

New or Amended Conditions: The following conditions have been added or amended in order that this project can be found to be consistent with current practices, standards, and the General Plan:

Road impact fee condition 9a and 9b are revised to reflect current language recommended by DOT.

DOT also recommends the following additional condition. This condition is necessary to address a drainage problem which has been identified on Lot 19 in Phase 1 of the subdivision, but which could be aggravated by development of Lots 26 and 27 in Phase 3. The new condition would be as follows:

The applicant shall design and construct a drainage system on Lots 26 and 27, and others as necessary to prevent increased surface water flows from impacting Lot 19 of Highland Hills Unit 3 Phase 1. The design and construction of the improvements shall meet with the Department of Transportation's approval.

The El Dorado Hills CSD recommended that the park in-lieu fees be recalculated. The condition is revised to state that park fees will be collected pursuant to the requirements of the County Code.

**ENVIRONMENTAL REVIEW**

The existing adopted Negative Declaration was reviewed and found to adequately address the potential environmental effects of the project. No new environmental document is required (Exhibit attached).

**RECOMMENDATION**

Staff recommends that the Planning Commission take the following action:

1. Approve the time extension from February 28, 2000 to February 28, 2002 as the required findings can be made based on the analysis in the staff report and as noted in Attachment 2. Modification of the project includes revised conditions as itemized in Attachment 1.

**SUPPORT INFORMATION**

**Attachments To Staff Report:**

Attachment 1	Conditions of Approval
Attachment 2	Findings
Exhibit A	Vicinity Map
Exhibit B	Tentative Subdivision Map
Exhibit C	General Plan Land Use Map
Exhibit D	Zoning Map
Exhibit E	Adopted Negative Declaration