

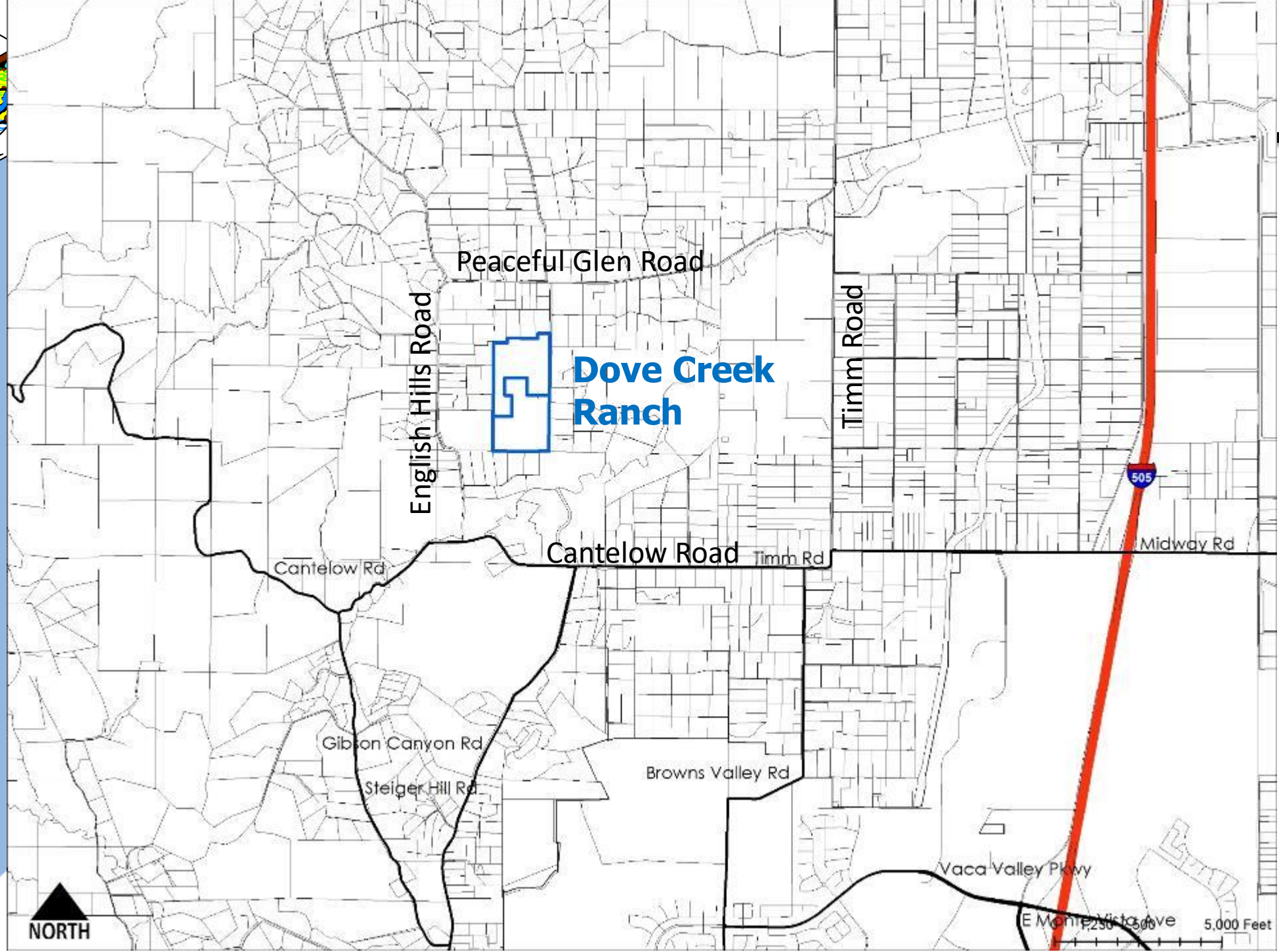
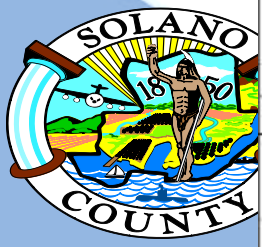


Dove Creek Ranch

2005 Subdivision Tentative Map Time Extension Request (S-01-03)

- Request to extend tentative map approval to December 13, 2020

Presented to Board of Supervisors
on March 12, 2019
Department of Resource Management



Peaceful Glen Road

English Hills Road



**Dove Creek
Ranch**

Timm Road

Cantelow Road

Timm Rd

Midway Rd

Cantelow Rd

Gibson Canyon Rd

Steiger Hill Rd

Browns Valley Rd

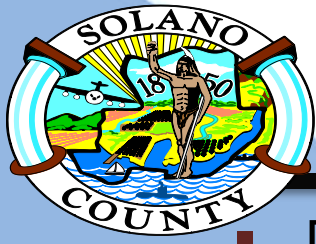
Vaca Valley Pkwy

E Monte Vista Ave

5,000 Feet



NORTH



DOVE CREEK POLICY PLAN OVERLAY & SUBDIVISION BACKGROUND

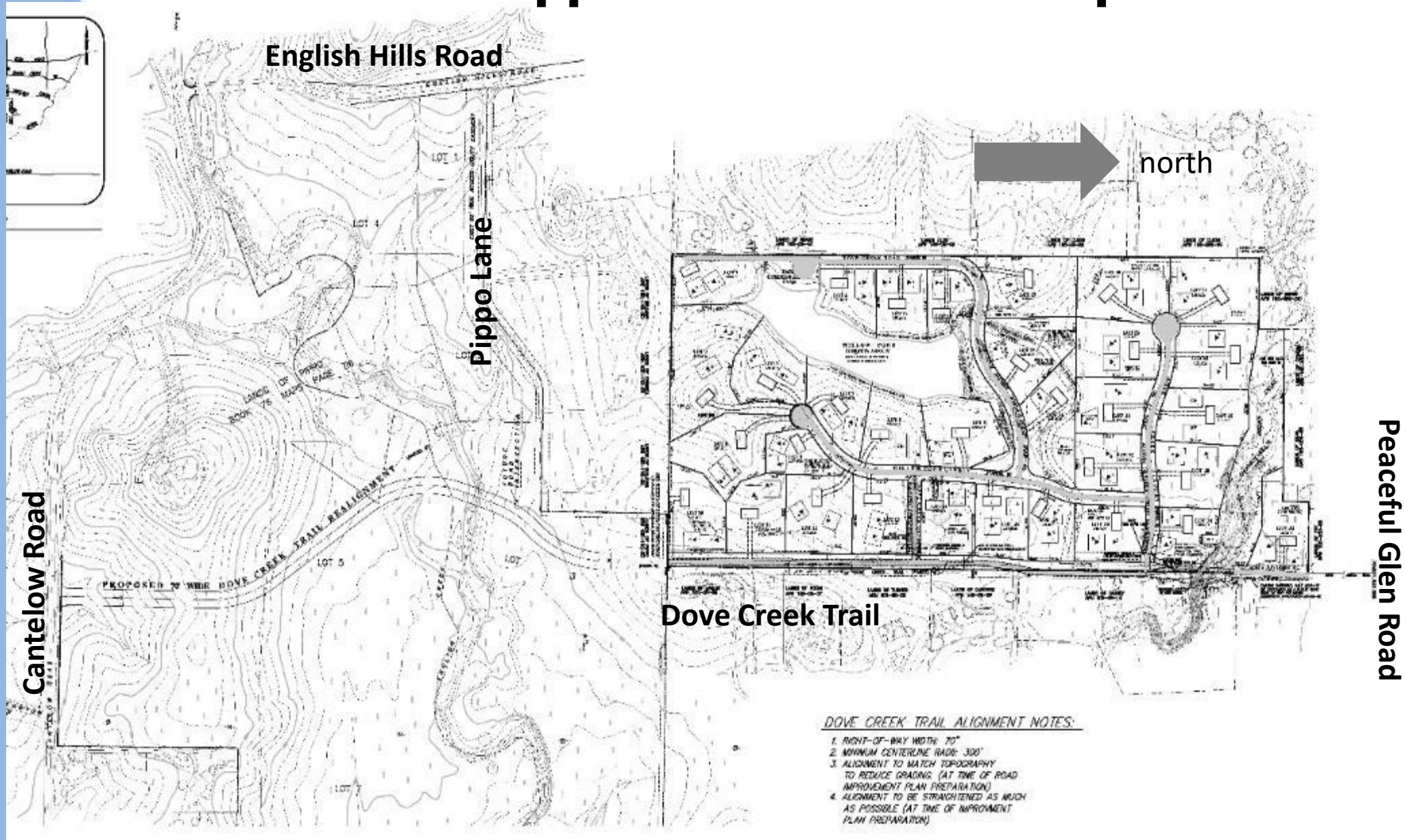
- December 13, 2005 - BOS approved Tentative Subdivision Map and adopted a Mitigated Negative Declaration
- Concurrently, Approved RR 2.5 acres zoning & Adopted Policy Plan Overlay (PPO)
- Under the PPO, the project utilizes a clustering concept which allows lot sizes less than 2.5 acres in size for the preservation of Sweeney Creek corridor, pond and common open spaces. The PPO is incorporated into the Zoning Code
- 32 SFD lots on 80 acres, Lot size range - 1.3 - 3.8 acres
 - General Plan allows densities 1 primary du/2.5 acres & clustering – approval consistent with General Plan
- Gated community, private interior streets
- Neighborhood park, pond & HOA maintenance



DOVE CREEK POLICY PLAN OVERLAY & SUBDIVISION BACKGROUND

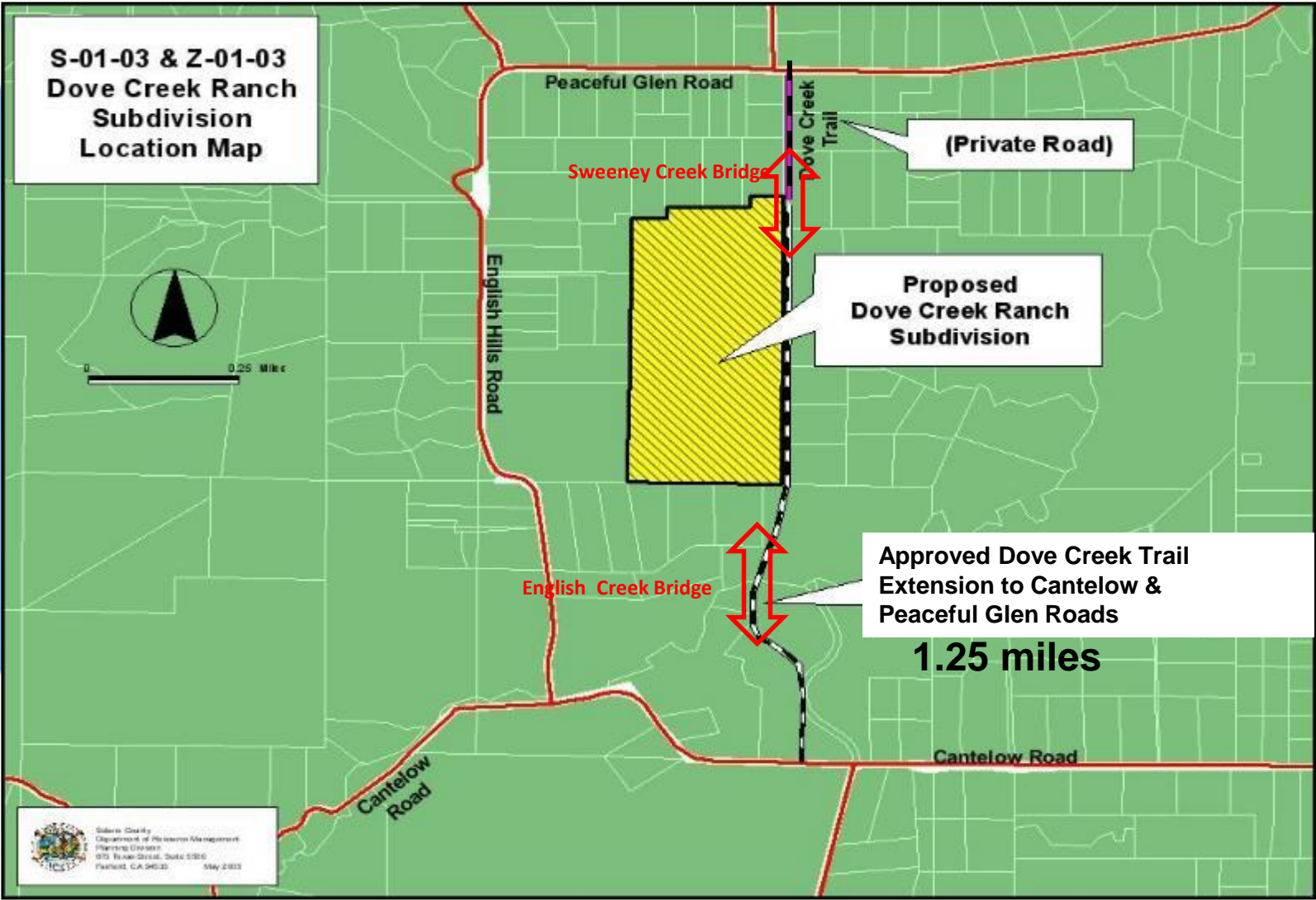
- Public Water & Sewage Disposal
 - Rural North Vacaville Water District & individual septic systems
- Access
 - Off site - public street improvements
 - Consistent with Circulation Diagram General Plan – as early 1980s
 - Dove Creek Trail extension to Peaceful Glen and Cantelow Road
 - 2 bridge crossings at English and Sweeney Creek
- To date, the property remains undeveloped
- Today's action is limited to the 2 year - Time Extension Request through December 13, 2020, for the Tentative Subdivision Map
- The PPO remains in effect as a Zoning provision and does not expire

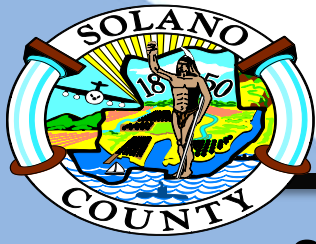
2005 Approved Tentative Map





ROAD EXTENSIONS & BRIDGES





TENTATIVE MAP TIME EXTENSION

- Subdivision Map Act allows local discretionary and mandatory (SB & AB) time extensions
- Due to economic downturn resulting in the real estate downturn, Statewide mandatory automatic extensions approved by State Legislature – 7 years
- Local discretionary extensions – 6 years maximum
- Two previous extensions totaling 4 years, granted – until December 13, 2018
- Applicant filed for an extension to the tentative map on December 12, 2018, in a timely manner seeking extension through December 13, 2020. This represents the final extension permitted under State or local ordinance
- Significant Tentative Map conditions must be met in order to record Final Map, sell and build homes



TIME EXTENSION ANALYSIS

A. Significant changes to land use plans for the surrounding area, the project, site or surrounding environment

- No substantial changes to land use plan
- No substantial changes to the site or environment
- The property remains undeveloped

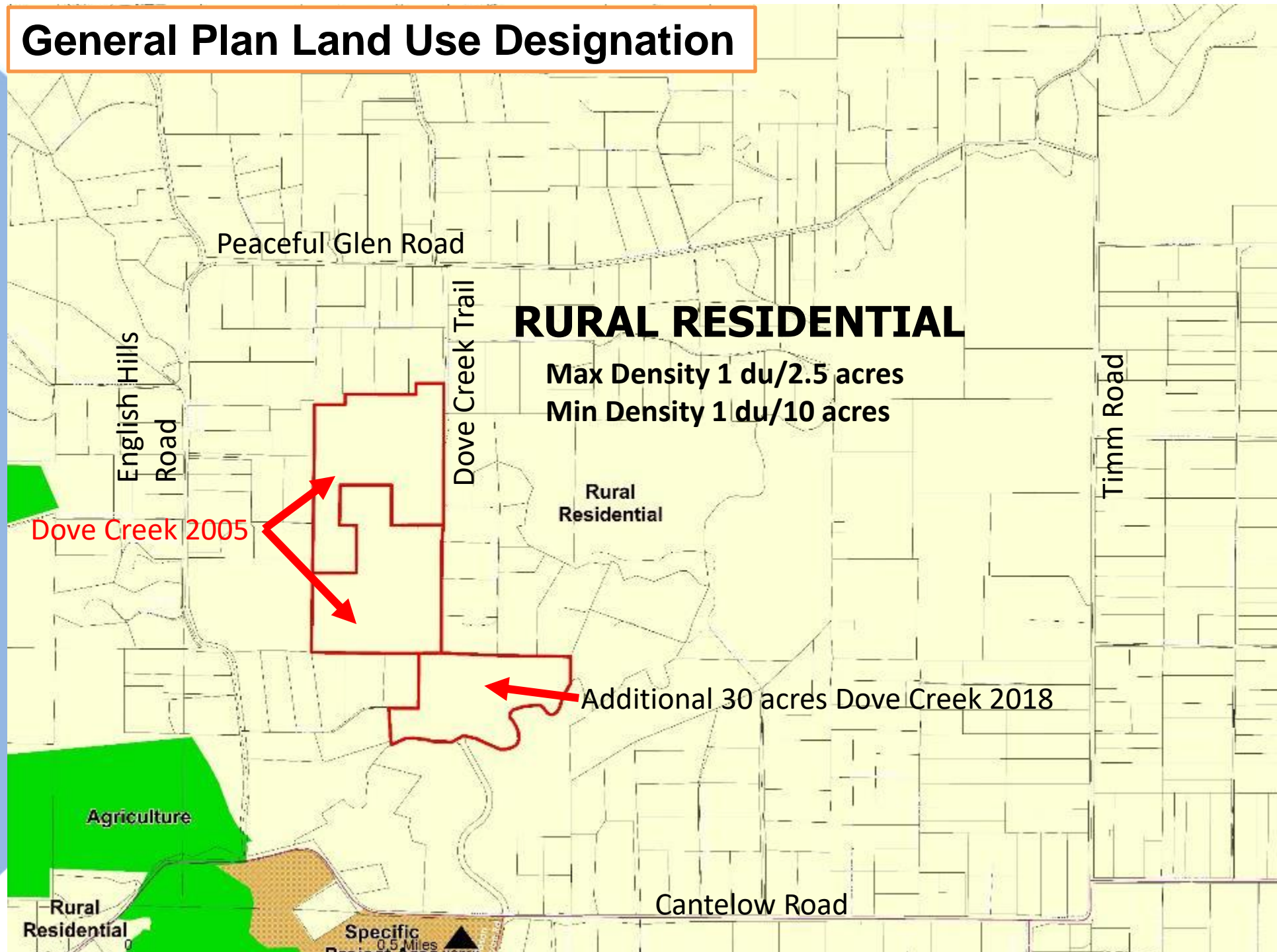
Several subdivisions or lot splits have been approved in the vicinity

- RR – 2.5 acre zoning
- Blue Mountain Subdivision
- Brian West Subdivision
- All consistent with Zoning and General Plan

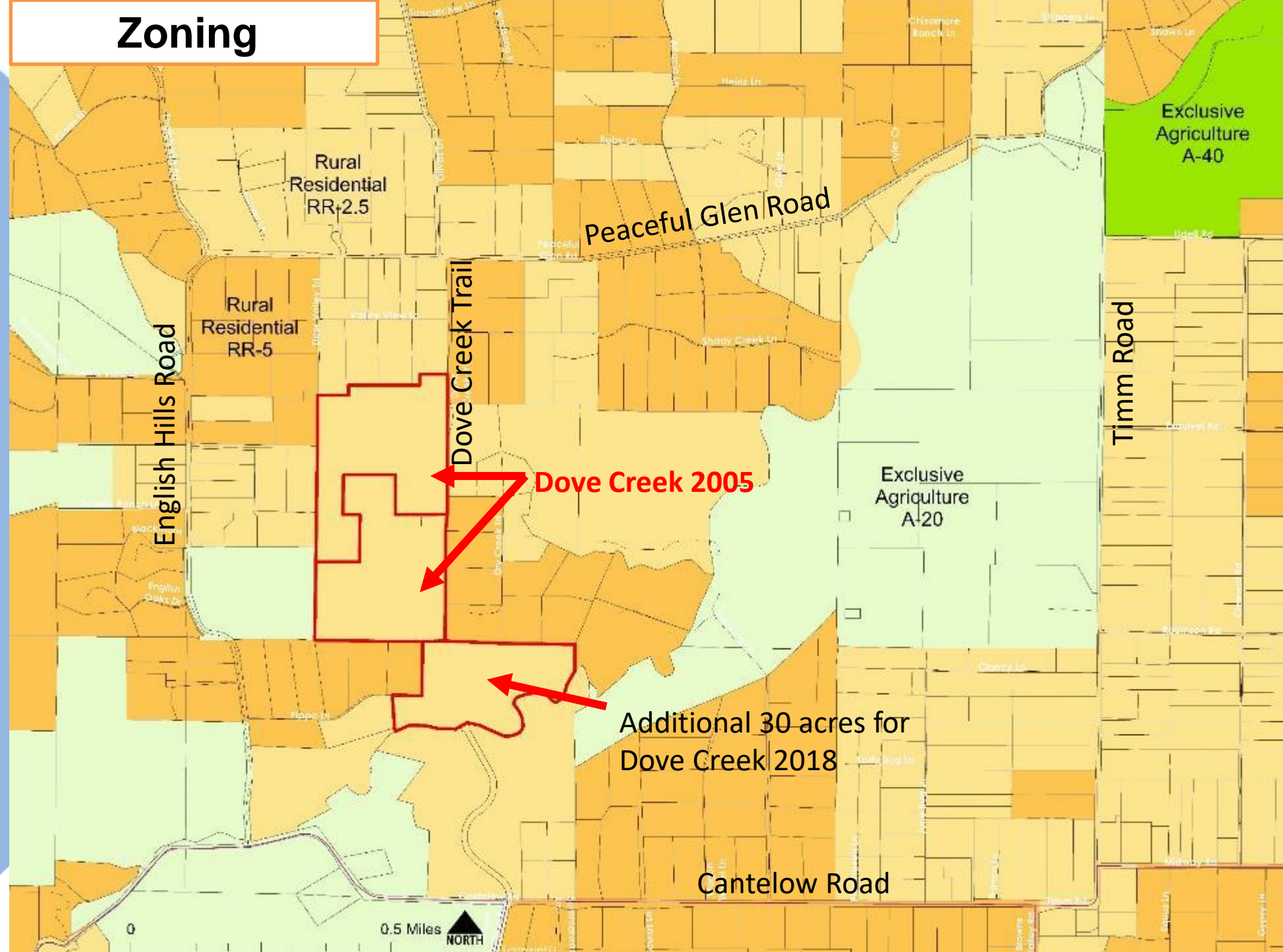
Proposed subdivisions in progress nearby Dove Creek Ranch

- Goudie – two (2) – 5 or more acre lots
- Pecotte – fifteen (15) – 5 acre lots
- Morgan – fifteen (15) - 20 acre lots

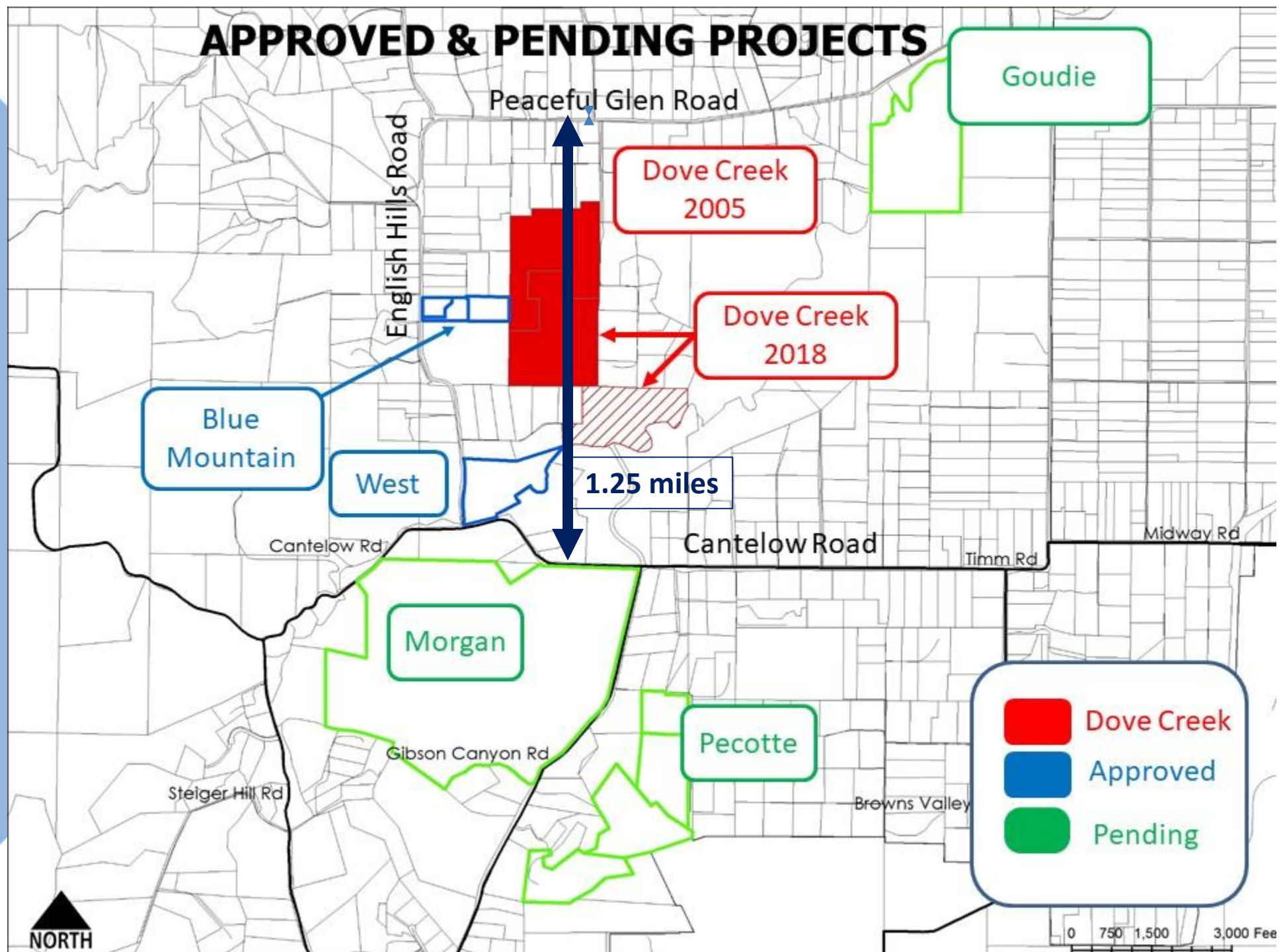
General Plan Land Use Designation



Zoning



APPROVED & PENDING PROJECTS





TIME EXTENSION ANALYSIS

B. Reasons for Delay

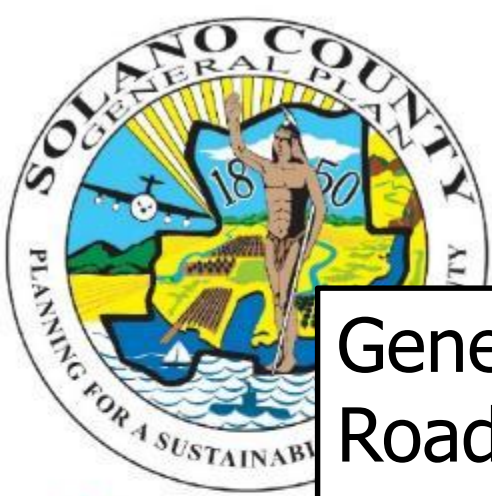
- Difficulties associated with infrastructure financing

C. Level of Progress

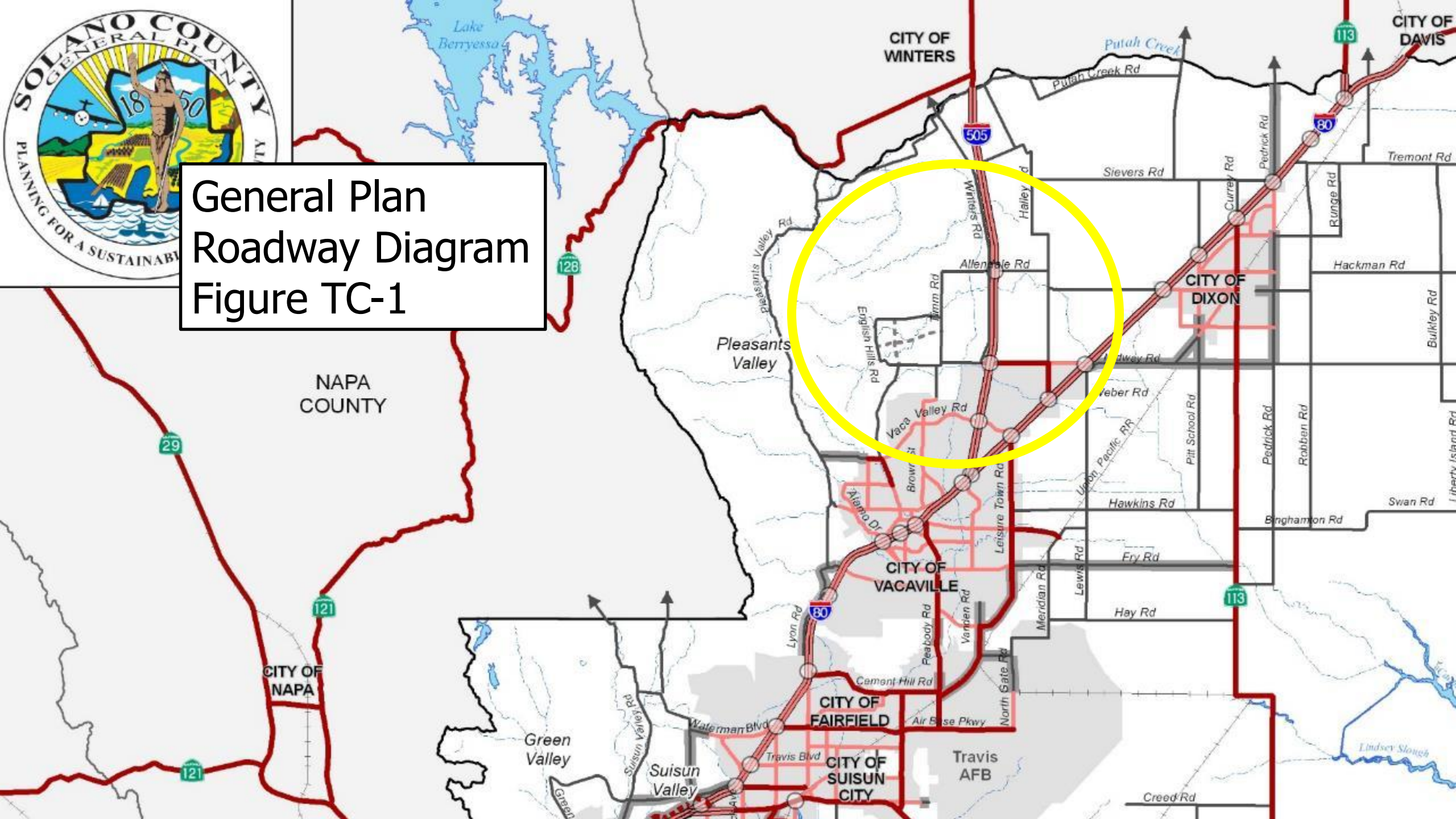
- 2006-2009 significant steps taken by previous owners
- Bridge and roadway plans, Community Design Plan, CCRs, HOA Articles of Incorporation
- Swainson Hawk Mitigation credits purchased
- Regional Water Quality Certification, Streambed Alteration Agreements obtained but have since expired

D. Consistent with General Plan Circulation Diagram

- Condition no. 37 requires construction of Dove Creek Trail between Peaceful Glen and Cantelow Road
- Required by the General Plan to ensure multiple points of access and better circulation in to the area, including critical emergency access



General Plan Roadway Diagram Figure TC-1





SUMMARY

- Project is consistent with General Plan Rural Residential Land Use Designation allowable densities 1 primary du/2.5 acres
- Approved tentative map and conditions of approval provide for Dove Creek Trail extension between Peaceful Glen and Cantelow Road per the General Plan Circulation Diagram
- Time extension would allow subdivider additional time to complete public improvements required by conditions
- County adopted Policy Plan Overlay and conditions of approval remain valid
- Environmental mitigation measures remain in force



RECOMMENDATION

- APPROVE 2 year extension to December 13, 2020 subject to the original conditions of approval and mitigation measures



BOARD OF SUPERVISORS ALTERNATIVES

- **Modifying the time extension to a shorter time period**

*Uncertain that conditions could be met if timeframe shorter.
Significant amount of work required under Approved tentative map conditions to be completed by 2020*

- **Deny the time extension**

Denial would lead to expiration of tentative map and conditions of approval

Policy Plan Overlay would remain unless Board directs action to rescind the Policy Plan Overlay & repeal the Policy Plan Overlay and retain RR 2.5 zoning



STATUS OF NEW APPLICATION

- January 2018 – the applicant filed a new application
- Covers subject parcels over the original Dove Creek approval and 30 additional acres
- 44 lots on 110 acres, lots less than 2.5 acres
- Incomplete status
- Applicant has verbally indicated that the 2018 application will be withdrawn if the extension is approved



QUESTIONS?