

FINDINGS

Tentative Subdivision Map Revision TM07-1440-R-2/Summer Brook Planning Commission/August 9, 2018

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

FINDINGS FOR APPROVAL

1.0 CEQA FINDINGS

- 1.1 Based on the original Initial Study, a Mitigated Negative Declaration was adopted for the original Summer Brook tentative map. The environmental document analyzed impacts to resources including Biological Resources, Transportation/Traffic, and Cultural Resources with application specific mitigation measures incorporated as project conditions of approval. In accordance with California Environmental Quality Act (CEQA) Section 21166 (Limitation: subsequent or supplemental environmental impact report), the revised tentative map is substantially consistent with the original tentative map, but would reduce development impacts, and decrease previously identified environmental effects. Therefore, the previously adopted Mitigated Negative Declaration is an adequate environmental analysis for this revised tentative map. No further environmental analysis is necessary.
- 1.2 The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Planning and Building Department-Planning Services 2850 Fairlane Court Placerville, CA 95667.
- 1.3 Public Resources Code Section 21081.6 requires the County to adopt a reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval in order to mitigate or avoid significant effects on the environment. The project description and conditions of approval, which include the original mitigation measures, are hereby adopted as the monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 TENTATIVE MAP FINDINGS

- 2.1 **The proposed tentative map, including design and improvements, is consistent with the General Plan policies and land use map.**

The proposed 29-lot subdivision remains consistent with the Low Density Residential (LDR) land use designation and with General Plan policies relating to public utilities, traffic, noise, air quality, riparian impacts, and oak woodland habitat. The Mitigation Measures included as part of the project would minimize environmental impacts associated with the project.

2.2 The design or improvements of the proposed division are consistent with the General Plan.

The subdivision includes the Planned Development planning concept which is designed to minimize impacts to the natural resources on the project site. The proposed clustered development would avoid additional impacts to the oak woodland habitat, and wetlands onsite and provide buffering from the adjacent agriculture-zoned parcel to the south.

2.3 The site is physically suitable for the proposed type and density of development.

The revised map is substantially consistent with the approved tentative map. Slopes exceeding 30 percent have been avoided and the project will minimize the impacts to the existing wetlands. All oak woodland habitat impacts will be consistent with the General Plan and Interim Interpretative Guidelines. Any natural resources that will not be impacted will be included in the required 30 percent open space areas.

2.4 The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitats.

The project includes a Planned Development application which will allow the units to be clustered on the project site. The project has been designed to minimize the impacts to the natural resources on the site. Any environmental impacts will be minimized through the project design and implementation of Mitigation Measures.

2.5 The design of the subdivision or the improvements is not suitable to allow for compliance with the requirements of Section 4291 of the Public Resource Code (Section 4291 establishing criteria for fire and fuel breaks around buildings).

Adequate fire protection measures have been included as conditions of approval for the project. Adequate emergency access is available and additional fire hydrants will be required for the residential units. The public water system serving the project will provide adequate fire flow for the project.

2.6 The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed division.

The required road improvements will be consistent with the County Design and Improvement Manual Standards. The required signalization of Deer Valley Road and Green Valley Road will be consistent with the approved Capital Improvements Plan. All existing easements across the property for utilities and infrastructure would remain or be relocated in a manner acceptable to the affected agency.