



**COUNTY OF EL DORADO
PLANNING AND BUILDING DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**

Agenda of: April 14, 2022

Staff (Consultant): Kevin Colin

TENTATIVE SUBDIVISION MAP REVISION

FILE NUMBER: TM-R21-0001/Summer Brook

APPLICANT: Blue Mountain Communities, Inc.

OWNER: Summerbrook, El Dorado Inc.

REQUEST: Revision to the approved Summer Brook Tentative Map and Planned Development TM07-1440/PD07-0007 to remove Conditions of Approval No. 25, 27 and 28 requiring installation of a traffic signal and completion of, or financing for, associated intersection improvements prior to final map recordation. In lieu of a financial contribution, the applicant may instead propose the submittal of construction documents for the signal and which support construction by others once a signal warrant analysis justifies installation.

LOCATION: North side of Green Valley Road, approximately 500 feet west of the intersection with Bass Lake Road, in the Cameron Park area, Supervisorial District 4. (Exhibit A)

APNs: 102-210-12 and 102-220-13 (Exhibit B)

ACREAGE: 90 acres

GENERAL PLAN: Low Density Residential (LDR) (Exhibit C)

ZONING: Residential Estate Five-Acres-Planned Development (RE-5/PD) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Previously Adopted Mitigated Negative Declaration

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration or an Addendum to the existing Mitigated Negative Declaration, adopted by the Board of Supervisors on March 11, 2008; and
2. Approve Tentative Subdivision Map Revision TM-R21-0001, based on the Findings and subject to the Conditions of Approval as presented.

ANALYSIS

Background: On March 11, 2008, the Board of Supervisors approved the tentative subdivision map (TM07-1440) along with a General Plan Amendment (A07-0005), Rezone (Z07-0004) and Planned Development (PD07-0007). The approved subdivision consisted of 29 residential lots ranging in size from 58,591 sf and 91,113 square feet (sq.ft.) (Exhibit F). On August 9, 2018, the Planning Commission approved revisions to the original approval consisting of a phasing plan (TM07-1440-R-2) (Exhibit G).

Project Description: Through the course of preparing public improvement plans and a proposed final subdivision map, the applicant has reevaluated a requirement to install traffic signals at the intersection of Green Valley Road and Deer Valley Road. This requirement was imposed on the original tentative subdivision map (see Condition No. 25 below). A current evaluation of the requirement by the applicant's consultant finds that, under existing plus project conditions, none of the traffic signal warrants are satisfied. The evaluation is included at Exhibit H. The County Department of Transportation has reviewed the evaluation and concurs with its findings and supports removal of the signal installation requirement.

Concurrent with evaluating the signal requirement, staff identified other conditions of approval (COA) which are no longer relevant. Original COA 27 and 28 pertain to roadway improvements that have since been constructed by the County. These improvements were completed through Capital Improvement Project No. 6614. Therefore, those conditions are recommended for deletion.

Consistency: As discussed in the Findings, staff has determined that the proposed amendments to the COA are consistent with the Low Density Residential (LDR) land use designation and other applicable policies of the El Dorado County General Plan, as well as the provisions of the Residential Estate Five-Acres/Planned Development (RE-5/PD) zone and other Zoning Ordinance Requirements. The project has been reviewed and conditioned by applicable agencies including but not limited to the Department of Transportation. Changes to the COA have been made in the strike out/underline format below.

ENVIRONMENTAL REVIEW

The Summer Brook Tentative Subdivision Map environmental review was completed with a Mitigated Negative Declaration adopted by the Board of Supervisors on March 8, 2008 (Exhibit D). As detailed in the proposed findings, the current request does not concern any of the situations at CEQA Guidelines Section 15162 requiring subsequent environmental review.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Maps
- Exhibit C.....General Plan Land Use Map
- Exhibit D.....Zoning Map
- Exhibit E.....Aerial Map
- Exhibit F.....Approved Tentative Map
- Exhibit G.....Phasing Plan
- Exhibit H.....Signal Warrant Evaluation
- Exhibit I.....Adopted Mitigated Negative Declaration and Initial Study