



# PLANNING AND BUILDING DEPARTMENT

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TO: Board of Supervisors Agenda of: June 4, 2019

FROM: Mark Millard, Senior Planner

DATE: April 24, 2019

RE: **TM-C18-0001 (TM 97-1330-F)/Silver Springs Unit 1 Subdivision-Final Subdivision Map Amendment**

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### FINAL SUBDIVISION MAP AMENDMENT

**FILE NO.:** TM-C18-0001 (TM97-1330-F)/Silver Springs Unit 1 Subdivision

**APPLICANT/  
OWNER:** Blue Mountain Communities

**REQUEST:** Amendment to recorded Silver Springs Unit 1 Subdivision Map J-80 by reconfiguring ten residential lots (Nos. 28, 29, 30, 31, 32, 33; Nos. 7 and 8; and Nos. 14 and 15) into eight lots.

**LOCATION:** The property is located on the east side of Silver Springs Parkway, approximately 1,400 feet south of the intersection with Green Valley Road, in the El Dorado Hills area, Supervisorial District 1 (Exhibits A and B).

**APNs:** 115-430-28, 115-430-29, 115-430-30, 115-430-31, 115-430-32, 115-430-33; and 115-430-07, 115-430-08; and 115-430-14, 115-430-15 (Exhibit C)

**ACREAGE:** Approximately 3.593

**GENERAL PLAN:** High Density Residential (HDR) (Exhibit D)

**ZONING:** Single-Unit Residential (R1) (Exhibit E)

**ENVIRONMENTAL DOCUMENT:** Previously certified Silver Springs Tentative Subdivision Map, Environmental Impact Report (EIR State Clearinghouse No. 199707021)

**RECOMMENDATION:** Staff recommends the Board of Supervisors 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 Environmental Impact Report (EIR) or an Addendum to the existing Silver Springs Subdivision Environmental Impact Report, certified by the Board of Supervisors on December 15, 1998; and
2. Approve TM-C18-0001 amending the approved Final Map/Recorded Subdivision Map based on the Findings and subject to the Conditions of Approval as presented.

## **BACKGROUND**

The Silver Springs Tentative Subdivision Map (TM97-1330) was approved by the Board of Supervisors on December 15, 1998. The approved, phased subdivision consisted of 258 lots ranging in size from 0.24 acres to 29.4 acres (Exhibit F).

Unit No. 1 of the Silver Springs subdivision was recorded on September 28, 2006, consisting of 53 lots ranging in size from 0.243 to 0.538 acres (approximately 17.720 acres, Exhibits G-1, through Exhibit G-6). The balance of 203 lots (181 residential, 11 Open Space, 10 future, 1 church, 1 park, 1 school) are for subsequent Phases 2 and 3. The tentative subdivision map is due to expire in March of 2020.

Since the original tentative map approval and the finalizing of Unit 1, market forces and community preferences in size, shape and style of single family residences has changed significantly. In response to these changes, the applicant filed this tentative subdivision map amendment on September 17, 2018 for the proposed lot reconfigurations.

## **ANALYSIS**

**Setting:** The project parcels are in two distinct areas of Unit No. 1 subdivision. Six lots of the project lie in the southwestern portion of Unit No. 1, east of Silver Springs Parkway. Four lots of the project lie in the north central and northeastern portions of Unit No. 1, south of Green Valley Road. Subdivision Improvement Plans are currently under review for the eventual development of the subdivision.

**Project Description:** The request is to amend the configuration of select residential lots within the recorded Silver Springs Unit 1 subdivision (Subdivision Map, J-80). This is consistent with Chapter 120.72 of the El Dorado County Code and Section 66472.1 of the Subdivision Map Act,

which allows for the amending of recorded maps by either filing a Certificate of Correction or an amended map. Six lots (APNs 115-430-28, 115430-29, 115-430-30, 115-430-31, 115-430-32, and 15-430-33) would be consolidated and reshaped into four lots, and four lots (APNs Nos. 115-430-07 & 115-430-08, and 115-430-14 & 115-430-15) would be reconfigured along their common side yard property line(s) (Exhibits G-1 through G-6).

All of the consolidations and reconfigurations conforms to the design and layout of the other lots in the Silver Springs Subdivision and are substantially consistent with both the approved Tentative Map and the existing and recorded Final Map. It is important to note, the project results in the net reduction of two residential lots while maintaining substantial consistency with the subdivision design and improvements required under the approval for the Silver Springs Unit No. 1 Subdivision. The project actually de-intensifies the land use of the site.

As part of these reconfigurations, selected easements are proposed to be abandoned, reshaped and/or reconfigured. Consistent with the requirements of the El Dorado County Surveyor's Office, the project has been conditioned to formally effect these easement changes with appropriate applications under the Surveyor's authority.

Should the Board approve the proposed amendment, a new recorded Map, as determined by County Surveyor's Office shall be required to effect the amendment(s).

In order to approve the map amendment, the County must find that the amended map complies with the Government Code and make specific findings pursuant to Section 120.72.040 of the County's Subdivision Ordinance. These findings are presented in the finding section of this staff report that follows.

**Agency Coordination and Conditions of Approval:** Multiple distributions of the project proposal to relevant agencies have been done as the amendment proposal has changed over time. Of those agencies distributed, only the County Surveyor's Office and the El Dorado Hills Fire Department had requirements that resulted in Conditions of Approval. None of the other Agencies had issue or objection to the proposed project. The original Silver Springs Tentative Subdivision Map Conditions of Approval, which shall remain applicable, are included along with the reflected changes for this amendment.

**Consistency:** As discussed in the Findings, staff has determined that the proposed project, as conditioned, maintains consistency with the approved Silver Springs Tentative Subdivision, is consistent with the High Density Residential (HDR) land use designation and other applicable policies in the El Dorado County General Plan, as well as the provisions and standards of the Single-Unit Residential (R1) zone and other Zoning Ordinance requirements.

## **ENVIRONMENTAL REVIEW**

The Silver Springs Subdivision Tentative Subdivision Map is a residential project that was analyzed in an adopted Environmental Impact Report (EIR State Clearinghouse No. 1997072021). The proposed amendment does not make any significant changes to the original

tentative map approval, does not involve new significant environmental effects, and does not increase the severity of previously identified significant effects; it actually results in the de-intensification of the site. No new information that was not known and could not have been known at the time the Environmental Impact Report was certified has since become available. Therefore, this final map time amendment application is consistent with and is hereby exempt in accordance with CEQA Guideline Section 15162. No further environmental analysis is necessary.

The project is required to file a Notice of Determination (NOD) with the County Recorder's Office, subject to a \$50.00 filing fee.

### SUPPORT INFORMATION

#### Attachments to Staff Report:

Findings  
Conditions of Approval

Exhibit A.....Location Map  
Exhibit B.....Aerial Photo  
Exhibit C.....Assessor's Parcel Page  
Exhibit D.....General Plan Map  
Exhibit E.....Zoning Map  
Exhibit F.....Tentative Subdivision Map TM 97-1330  
Exhibit G-1 to G-6.....Recorded Subdivision Map, F-80  
Exhibit H-1, H-2.....Applicant's Project Description  
Exhibit I-1 to I-4.....Proposed Silver Springs, Unit No. One Revised  
Maps