



**COUNTY OF EL DORADO  
BOARD OF SUPERVISORS  
STAFF REPORT**

**Agenda of:** September 26, 2023  
**Staff:** Robert Peters

**SUBDIVISION MAP AMENDMENT**

- FILE NUMBER:** TM-C23-0002/Oak Haven (previously Summerbrook Estates)
- APPLICANT:** Blue Mountain Communities
- OWNER:** Summerbrook, El Dorado Inc.
- REQUEST:** Amend TM-C23-0002 conditions of approval 25 and 26 to remove a requirement for traffic signal installation and, instead, require the installation of street lighting in its place.
- LOCATION:** North side of Green Valley Road, approximately 500 feet west of the intersection with Silver Springs Parkway, in the Rescue area, Supervisorial District 4. (Exhibit A)
- APNs:** 102-580-001 to 102-580-021 and 102-590-001 to 102-590-017 (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:** Addendum to the Previously Adopted Mitigated Negative Declaration
- RECOMMENDATION:** Staff recommends the Board of Supervisors take the following actions:
1. Consider the Addendum to the project's adopted Mitigated Negative Declaration (MND) and determine that pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, there is no substantial evidence requiring the preparation of a Subsequent Mitigated Negative Declaration;

2. Approve the proposed amendments to Condition of Approval 25 and the elimination of Condition of Approval 26 for TM-C23-0002, based on the Findings as presented.
3. Approve and authorize the Chair to sign the revised Offsite Road Improvement Agreement for Green Valley Road at Dear Valley Road.

## ANALYSIS

**Background:** On March 11, 2008, the Board of Supervisors (Board) approved the tentative subdivision map (TM07-1440) (Exhibit E) along with a General Plan Amendment (A07-0005), Rezone (Z07-0012) 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.). On August 9, 2018, the Planning Commission approved revisions to the original approval consisting of a phasing plan (TM07-1440-R-2). The Board heard and approved the Final Maps for the Summerbrook Unit 1 Subdivision, Phases 1 & 2 (TM-F22-0008), which included approval of the Offsite Road Improvement Agreement for Green Valley Road at Deer Valley Road, consistent with existing Conditions of Approval 25 and 26.

**Project Description:** Based on a traffic study prepared for the original project, it was concluded that the project would measurably affect traffic volumes and impact level of service in the area and recommended that the intersection of Green Valley Road and Deer Valley Road be signalized (Condition of Approval 25 and 26) and appropriate turn pockets, bike lane improvements, and intersection improvements be constructed to accommodate the increase in additional trips as a result of the project (Condition of Approval 27 and 28). However, an updated traffic report prepared for the project by Kimley-Horn (Exhibit F), determined that population growth and densities utilized in the earlier Traffic Demand Model (2007) were overstated, and concluded that a traffic signal is no longer warranted, and determined that the intersection is operating well within County standards and is projected to remain in compliance in future cumulative conditions. County Department of Transportation has reviewed this report and have concurred with the report's conclusions. Turn pocket and bike lane improvements identified in Condition of Approval 27 and 28 along Green Valley Road have been completed.

Specifically, the applicant is proposing to modify Condition of Approval 25 as shown below:

The applicant shall ~~signalize~~ construct street lighting to illuminate the Green Valley/ Deer Valley Road intersection to meet current El Dorado County Standards, ~~as required in the approved traffic study.~~ These required enhancements ~~improvements~~ shall include street lighting with the use of cobra head LED figures in accordance with County Standards and the provision of electrical power to the light standards. Subdivider shall provide a funding source (e.g., inclusion in the project's Home Owners Association [HOA] budget) to cover the cost of electricity and general maintenance of the equipment. ~~geometric improvements to Green valley Road consistent with the approved improvements plans for CIP Project No. 66114 which includes the intersection widening to provide for right and left turn channelization and acceleration/deceleration lanes and shall adhere to the latest version of the Manual Uniform Traffic Control Devices (MUTCD), the California Supplement, and the Caltrans Highway Design Manual.~~ The improvements shall be substantially completed to the approval of the Department of Transportation or the

applicant shall obtain a revised Improvement Agreement with security reflecting the changes above ~~an approved improvement agreement with security~~, prior to the filing the final map.

The applicant is also proposing the deletion of Condition of Approval 26 as a result of the changes to Condition of Approval 25:

~~The signal controller and controller cabinet(s) shall be approved the Department of Transportation Operations and Maintenance prior to purchase of said items.~~

No other changes to the conditions or approval or project design are proposed. Approval of the proposed revision would result in an amendment to the existing Offsite Road Improvement Agreement for Green Valley Road at Deer Valley Road (Exhibits I and J).

This revision would not result in any changes related to the number of residential parcels created, the density of future residential uses, the amount of land anticipated to be disturbed, anticipated population growth, anticipated traffic from project construction or operation, or any additional need for public utility service beyond what was analyzed in the 2008 IS/MND and approved by the Board on March 11, 2008.

**Consistency:** Staff has determined that the proposed amendment with the conditions of approval would not conflict 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.

## 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 11, 2008 (Exhibit G). 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. Pursuant to CEQA Guidelines Section 15164, an Addendum to the Approved Mitigated Negative Declaration was prepared (Exhibit G).

## SUPPORT INFORMATION

### Attachments to Staff Report:

#### FINDINGS

Exhibit A .....	Location Map
Exhibit B .....	Assessor's Parcel Map
Exhibit C .....	General Plan Land Use Map
Exhibit D .....	Zoning Map
Exhibit E .....	Approved Tentative Subdivision Map

Exhibit F.....Green Valley Road/Deer Valley Road Intersection  
Operations Analysis  
Exhibit G.....Adopted Mitigated Negative Declaration  
Exhibit H.....Addendum to Adopted Mitigated Negative  
Declaration  
Exhibit I .....Executed Offsite Road Improvement Agreement