



## Legislation Details (With Text)

**File #:** 22-0616      **Version:** 1

**Type:** Agenda Item      **Status:** Agenda Item

**File created:** 3/28/2022      **In control:** Planning Commission

**On agenda:** 4/14/2022      **Final action:**

**Title:** Hearing to consider Summer Brook (Tentative Subdivision Map Revision TM-R21-0001) request for a 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 on property identified by Assessor's Parcel Numbers 102-210-12 and 102-220-13, consisting of 90 acres, is located on the north side of Green Valley Road, approximately 500 feet west of the intersection with Bass Lake Road, in the Cameron Park area, submitted by Blue Mountain Communities, Inc.; 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.  
 (Supervisorial District 4)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-I, 5. E - Notification Map, 6. F - Proof of Publication-Mountain Democrat, 7. G - Traffic Signal Warrant Evaluation March 2019, 8. H - Summer Brook Intersection Analysis Memo\_04122022, 9. Public Comment Rcvd 04-05-22, 10. Public Comment Rcvd 04-06-22, 11. Public Comment Rcvd 04-07-22, 12. Public Comment Rcvd 04-11-22, 13. Public Comment Rcvd 04-12-22, 14. Public Comment Rcvd 04-13-22

Date	Ver.	Action By	Action	Result
4/14/2022	1	Planning Commission	Continued	

Hearing to consider Summer Brook (Tentative Subdivision Map Revision TM-R21-0001) request for a 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 on property identified by Assessor's Parcel Numbers 102-210-12 and 102-220-13, consisting of 90 acres, is located on the north side of Green Valley Road, approximately 500 feet west of the intersection with Bass Lake Road, in the Cameron Park area, submitted by Blue Mountain Communities, Inc.; 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.  
(Supervisory District 4)

### **DISCUSSION / BACKGROUND**

Request to consider Tentative Subdivision Map Revision TM-R21-0001/Summer Brook submitted by Blue Mountain Communities, Inc., request for a 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. The property, identified by Assessor's Parcel Numbers 102-210-12 and 102-220-13, consisting of 90 acres, is located on the north side of Green Valley Road, approximately 500 feet west of the intersection with Bass Lake Road, in the Cameron Park area, Supervisory District 4. (County Planner: Bret Sampson, 530-621-5301) (Previously Adopted Mitigated Negative Declaration)

A Staff Report is attached.

### **CONTACT**

Bret Sampson  
Planning and Building Department, Planning Division