



Legislation Details (With Text)

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File created: 5/6/2019 **In control:** Board of Supervisors

On agenda: 6/4/2019 **Final action:** 6/4/2019

Title: HEARING - Planning and Building Department, Planning Services Division-Current Planning, recommending the Board consider the following regarding the Final Subdivision Map Amendment TM-C18-0001 (TM97-1330-F)/Silver Springs Unit 1 Subdivision submitted by Blue Mountain Communities to amend recorded Silver Springs Unit 1 Subdivision Map J-80 by reconfiguring ten residential lots (28, 29, 30, 31, 32, 33; 7 and 8; and 14 and 15) into eight lots, on property identified by Assessor's Parcel Numbers 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, consisting of 3.593 acres 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:

- 1) Determine that pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report or an Addendum to the existing Silver Springs Subdivision Environmental Impact Report, certified by the Board on December 15, 1998; and
- 2) Approve Final Subdivision Map Amendment TM-C18-000 based on the Findings and subject to the Conditions of Approval as presented. (Est. Time: 10 Min.)

FUNDING: N/A

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Memo 04-24-19, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Memo 04-24-19 Exhibits A-I, 5. E - Notification Map, 6. F - Proof of Publication-Mountain Democrat, 7. FINAL Findings, 8. FINAL Conditions of Approval, 9. APPROVED STAMPED Exhibits, 10. APPROVED STAMPED Map, 11. RECEIPT-Notice of Determination

Date	Ver.	Action By	Action	Result
6/4/2019	1	Board of Supervisors	Approved	Pass

HEARING - Planning and Building Department, Planning Services Division-Current Planning, recommending the Board consider the following regarding the Final Subdivision Map Amendment TM-C18-0001 (TM97-1330-F)/Silver Springs Unit 1 Subdivision submitted by Blue Mountain Communities to amend recorded Silver Springs Unit 1 Subdivision Map J-80 by reconfiguring ten residential lots (28, 29, 30, 31, 32, 33; 7 and 8; and 14 and 15) into eight lots, on property identified by Assessor's Parcel Numbers 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, consisting of 3.593 acres 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:

- 1) Determine that pursuant to the California Environmental Quality Act Guidelines Sections 15162 and 15164, there is no substantial evidence requiring the preparation of a Subsequent Environmental Impact Report or an Addendum to the existing Silver Springs Subdivision Environmental Impact Report, certified by the Board on December 15, 1998; and
- 2) Approve Final Subdivision Map Amendment TM-C18-000 based on the Findings and subject to the

Conditions of Approval as presented. (Est. Time: 10 Min.)

FUNDING: N/A

DISCUSSION / BACKGROUND

This is a request to consider Final Subdivision Map Amendment TM-C18-0001 (TM97-1330-F)/Silver Springs Unit 1 Subdivision submitted by Blue Mountain Communities to amend 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. The property, identified by Assessor's Parcel Numbers 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, consisting of 3.593 acres, 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. (County Planner: Mark Millard) (Previously certified Environmental Impact Report, State Clearinghouse No. 199707021)

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

Unit 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 acre (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.

A Staff Memo dated April 24, 2019 is attached.

ALTERNATIVES

The Board may elect to approve the project with changes to the Conditions of Approval; continue the item to a date certain for additional information and future action; continue the item off-calendar, which would require a new public notice for future consideration and action; or deny the application. A denial action may need to be continued to a date certain so that staff can prepare Findings for Denial.

PRIOR BOARD ACTION

See Discussion/Background Section above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Surveyor's Office and the El Dorado Hills Fire Department

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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Planning and Building Department