



Legislation Text

File #: 23-1699, **Version:** 1

HEARING - Planning and Building Department, Planning Division, recommending the Board consider the following regarding TM-C23-0002/ Oak Haven, previously Summerbrook Estates, submitted by Blue Mountain Communities to amend the Final Map for Summerbrook Estates Unit 1 (TM07-1440-R2) 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 on the property identified by Assessor's Parcel Numbers 102-580-001 to 102-580-021 and 102-590-001 to 102-590-017 consisting of 90 acres located on the north side of Green Valley Road, approximately 500 feet west of the intersection with Silver Springs Parkway, in the Rescue Area:

- 1) Consider the Addendum (Attachment C, Exhibit H) to the project's adopted Mitigated Negative Declaration (MND) (Attachment C, Exhibit G) 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 (Attachment E), based on the Findings as presented (Attachment D); and
- 3) Approve and authorize the Chair to sign the revised Offsite Road Improvement Agreement for Green Valley Road at Deer Valley Road (Attachment B).

FUNDING: Developer Funded.

DISCUSSION / BACKGROUND

This is a request to consider amending Final Map TM07-1440-R2/Oak Haven submitted by Blue Mountain Communities to amend Conditions of Approval 25 and 26 for TM-C23-0002 (Attachment E) to remove a requirement for traffic signal installation and, instead, require the installation of street lighting in its place on the property identified by Assessor's Parcel Numbers 102-580-001 to 102-580-021 and 102-590-001 to 102-590-017 consisting of 90 acres located on the north side of Green Valley Road, approximately 500 feet west of the intersection with Silver Springs Parkway, in the Rescue Area.

On March 11, 2008 (File No. 08-0319, Item No. 28), the Board approved tentative subdivision map (TM07-1440) (Attachment F, 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 to 91,113 square feet (sq.ft.).

On August 9, 2018 (File No. 18-1090, Item No. 3), the Planning Commission approved revisions to the original approval consisting of a five (5) step phasing plan (TM07-1440-R2).

On April 14, 2022 (File No. 22-0616, Item No. 4), the Planning Commission considered the 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. This item was continued off-calendar. Subsequently the applicant chose to move

forward to the Board with the approval of the Final Map including an off-site road improvement agreement.

On October 11, 2022 (File No. 22-1717, Item No. 17), 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.

An updated traffic report prepared in 2022 (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. The El Dorado County Department of Transportation reviewed the updated traffic report concurred with the conclusions.

The Addendum documents that none of the conditions or circumstances that would require preparation of a subsequent Negative Declaration, pursuant to Sections 15162 and 15164 of the CEQA Guidelines, exist in connection with the currently proposed project. The proposed revision would replace the traffic signal for street lighting for improved traffic safety, which would not change the disturbance footprint, increase the number of units or residents, or otherwise cause any physical changes to the site not already evaluated in the 2008 IS/MND.

A Staff Report is attached (Attachment C).

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 above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Department of Transportation

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no Net County Cost associated with the proposed action.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board to obtain the Chair's signature on two (2) originals of the Amendment;
- 2) Clerk of the Board to provide one (1) fully executed Amendment to Department of Transportation, attn.: Lindsay Tallman, for further processing;
- 3) Clerk of the Board will reduce Performance Bond EACX4020394 to \$85,316.00 and advise Transportation, attn.: Lindsay Tallman, and the Developer, Summerbrook, El Dorado, Inc., 707

Aldridge Road, Suite B, Vacaville, California 95688, that it has been reduced; and
4) Clerk of the Board will reduce Laborers & Materialmens Bond EACX4020394 to \$85,316.00 and advise Transportation, attn.: Lindsay Tallman, and the Developer, Summerbrook, El Dorado, Inc., 707 Aldridge Road, Suite B, Vacaville, California 95688, that it has been reduced.

STRATEGIC PLAN COMPONENT

Good Governance: Evaluate requests and recommendations based on complete assessment of the best available information, with the goal of reaching well informed decisions.

CONTACT

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Planning and Building Department