

**COUNTY OF EL DORADO PLANNING AND BUILDING  
DEPARTMENT  
PLANNING COMMISSION  
STAFF REPORT**



**Agenda of:** August 9, 2018

**Staff:** Evan Mattes

**TENTATIVE SUBDIVISION MAP REVISION**

- FILE NUMBER:** TM07-1440-R-2/Summer Brook
- APPLICANT:** Amar Ghorri & Imran Aziz
- OWNER:** Same as applicant
- REQUEST:** The project is requesting revisions to the previously approved tentative subdivision map to include a four phase development plan with a Phase 0 large lot map phase.
- LOCATION:** North side of Green Valley Road, approximately 500 feet west of the intersection with Bass Lake Road, in the Cameron Park area, Supervisorial District 4. (Exhibit A)
- APNs:** 102-210-12 and 102-220-13 (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:** Previously Adopted Mitigated Negative Declaration
- RECOMMENDATION:** 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 TM07-1440-R-2, based on the Findings and subject to the Conditions of Approval as presented.

## ANALYSIS

**Background:** The tentative subdivision map (TM07-1440) was approved by the Board of Supervisors on March 11, 2008, along with a General Plan Amendment (A07-0005), Rezone (Z07-0004) and Planned Development (PD07-0007). The approved subdivision consisted of 29 residential lots ranging in size from 58,591 sf and 91,113 sf (Exhibit F).

**Project Description:** The applicant is requesting the creation of a phasing plan to TM07-1440 that would include a Phase 0, which would allow for the applicant to file a large lot final map. The Large Lot Phase 0 would create the parcels for the subsequent phases and would create the three lettered open space lots. Phase 1 would create six lots, consisting of Lot 1, Lot 2, Lot 6, Lot 13, Lot 21 and Lot 28. Phase 2 would create eight lots, consisting of Lot 3 through Lot 5 and Lot 7 through Lot 12. Phase 3 would create seven lots, consisting of Lot 22 through Lot 27 and Lot 29. Phase 4 would create seven lots, consisting of Lot 14 through Lot 20. Additionally, each phase would construct the phase's onsite roads with the exception of Phase 1 and Phase 2. Phase 1 would include the construction of the onsite roadway and the roadway through Phase 2 completing two points of access to Green Valley Road. The roadway through Phase 2 will not be fully improved, but will be surfaced with a double chip seal that will remain until Phase 2 is developed. At the time Phase 2 is developed the underground utilities and services would be installed and the double chip seal would be replaced with asphalt concrete.

**Consistency:** As discussed in the Findings, staff has determined that the proposed project with the amended conditions is consistent 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. The project has been reviewed and conditioned by applicable agencies including but not limited to the Department of Transportation and the El Dorado County Fire Protection District. Changes to the Findings and Conditions of Approval have been made in the strike out/underline format.

## ENVIRONMENTAL REVIEW

The Summer Brook Tentative Subdivision Map is a residential project that was analyzed in an adopted Mitigated Negative Declaration. Under Section 15162 of the CEQA Guidelines, a subsequent or supplemental negative declaration is prepared only where it is necessary to explore the environmental impacts of a substantial change not considered in the original negative declaration. The request does not rise to the level of a "substantial change" to the environmental review previously performed under the mitigated negative declaration. A \$50.<sup>00</sup> processing fee is required by the County Recorder to file the Notice of Determination.

## SUPPORT INFORMATION

### Attachments to Staff Report:

Findings  
Conditions of Approval

Exhibit A.....Location Map  
Exhibit B.....Assessor’s Parcel Map  
Exhibit C.....General Plan Land Use Map  
Exhibit D.....Zoning Map  
Exhibit E.....Aerial Map  
Exhibit F.....Approved Summer Brook Tentative Map  
Exhibit G.....Revised Summer Brook Tentative Map-Phasing Plan  
Exhibit H.....Adopted Mitigated Negative Declaration and Initial  
Study; August 23, 2007