



Legislation Details (With Text)

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On agenda: 11/8/2022 **Final action:** 11/8/2022

Title: Planning and Building Department, Planning Division, submitting for approval of Final Map for the Ridgeview Village Subdivision (TM08-1477) for Ridgeview Village Unit 9 (TM-F22-0007), creating a total of 44 residential lots and two (2) miscellaneous lots, on property identified as Assessor’s Parcel Number 120-010-001 (Attachment E, Exhibit B) located at the intersection between Beatty Drive and Via Fiori Drive, in the El Dorado Hills Community Region, and staff recommending the Board:
1) Approve the Final Map (TM-F22-0007) for Ridgeview Village Unit 9 (Attachment E, Exhibit E); and
2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B) (Supervisorial District 1)

FUNDING: Developer-Funded Subdivision Improvements.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approved Blue, 2. B - Agreement to Make Subdivision Improvements, 3. C - Performance Bond Agreement, 4. D - Laborers and Materialmens Bond Forms, 5. E - Combined Exhibits A-F, 6. F - COA Conformance Verification for Ridgeview Village Unit 9 Final Map, 7. Executed Agreement to Make Subdivision Improvements

Date	Ver.	Action By	Action	Result
11/8/2022	1	Board of Supervisors	Approved	Pass

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1) Approve the Final Map (TM-F22-0007) for Ridgeview Village Unit 9 (Attachment E, Exhibit E); and
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FUNDING: Developer-Funded Subdivision Improvements.

DISCUSSION / BACKGROUND

The Ridgeview Village Unit 9 Final Map would create a total of 44 residential lots ranging from 12,004 square feet to 51,257 square feet in size and two miscellaneous lots (Attachment E, Exhibit E). Ridgeview Village Unit 9 is a part of the Ridgeview Village Tentative Subdivision Map (TM08-1477), which was approved on July 11, 2013, by the Planning Commission. A subsequent revision, TM08-1477-R, was approved by the Planning Commission on October 24, 2019.

Staff has reviewed the final map for compliance with the tentative map conditions of approval and noted that all of the applicable conditions have been satisfied (Attachment F). Affected agencies/departments, including the County’s Department of Transportation (DOT), County

Surveyor's Office, and El Dorado Hills Fire Department, have reviewed, verified compliance with the conditions of approval, and recommended approval of the Final Map.

Improvement Agreements and Bonds: The applicant has submitted an Agreement to make subdivision improvements and bonds pursuant to Section 120.16.050 of the County Code. DOT has reviewed and approved the cost estimates. County Counsel and Risk Management have reviewed and approved the Improvement Agreement and bonds for the Ridgeview Village Unit 9 subdivision.

Water/Wastewater: The El Dorado Irrigation District has provided a Meter Award Letter confirming that the applicant has acquired the required Equivalent Dwelling Units (EDU's) for water and wastewater to serve all of the 44 residential lots (Attachment E, Exhibit F).

Environmental Review: The review of the Final Map is a ministerial process and is Statutorily Exempt from environmental review under Section 15268(b)(3) of the CEQA Guidelines.

EXHIBITS (Attachment E)

Exhibit A - Location/ Vicinity Map

Exhibit B - Assessor's Parcel Map

Exhibit C - Tentative Map (TM08-1477) for Ridgeview Village Unit 9 (approved July 11, 2013)

Exhibit D - Revised Tentative Map (TM08-1477-R) for Ridgeview Village Unit 9 (approved October 24, 2019)

Exhibit E - Final Map for Ridgeview Village Unit 9 (TM-F22-0007)

Exhibit F - Meter Award Letter

ALTERNATIVES

N/A

PRIOR BOARD ACTION

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Department of Transportation, Surveyor's Office, and El Dorado Hills Fire Department

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

There is no net county cost associated with the proposed action. The Subdivision improvements are funded by The New Home Company, the owner and development applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

1) Clerk of the Board to obtain the Chair's signature on one (1) original copy of the Subdivision Improvement Agreement (SIA).

2) Clerk of the Board to send one (1) fully executed copy of Subdivision Improvement Agreement to the Department of Transportation, Attn: Lindsay Tallman.

STRATEGIC PLAN COMPONENT

Economic Development. This project aligns with the Economic Development goals of the County's

Strategic Plan, as it would provide additional housing in fulfillment of the County's Housing Element, and provide property tax revenue and sales tax revenue from new residents.

CONTACT

Rob Peters, Deputy Director of Planning
Planning and Building Department