



Legislation Details (With Text)

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On agenda: 12/19/2017 **Final action:** 12/19/2017

Title: Community Development Services, Planning and Building Department, submitting for approval the Final Map (TM14-1519-F-2) for Carson Creek Unit 3, Phase 2 Subdivision, creating a total of 54 residential lots ranging in size from 3,250 to 5,700 square feet, and 1 lettered lot, on property identified as Assessor's Parcel Number 117-670-92 located on the south side of Golden Foothill Parkway, approximately 1,800 feet west of the intersection with Latrobe Road in the El Dorado Hills area, and recommending the Board consider the following:
 1) Approve the Final Map (TM14-1519-F-2) for Carson Creek Unit 3, Phase 2 Subdivision; and
 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements for Class 1 Subdivision between the County and Owner, Lennar Homes of California, Inc. (Supervisory District 2)

FUNDING: N/A (Developer Funded Subdivision Improvements).

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3A - Approved Contract Routing Sheet BOS 12-19-17, 2. 3B - Agreement to Make Subdivision Improvements BOS 12-19-17, 3. 3C - Performance Bond Agreement Form / Laborers and Materialmens Bond Form BOS 12-19-17, 4. 3D - Exhibits A-E BOS 12-19-17, 5. Executed Agreement to make Subdivision Improvements, 6. 2A - Blue Route BOS 12-6-16, 7. 2B - Agreement to Make Subdivision Improvements BOS 12-6-16, 8. 2C - Exhibits A-G BOS 12-6-16, 9. Executed Agreement 12-6-16, 10. A - Staff Report PC 07-09-15, 11. B - Conditions of Approval PC 07-09-15, 12. C - Findings PC 07-09-15, 13. D - Exhibits A-M PC 07-09-15, 14. E - Proof of Publication PC 07-09-15, 15. F - Staff Memo 07-08-15 PC 07-09-15, 16. Planning Commission Minutes 07-09-15, 17. FINAL Findings, 18. FINAL Conditions of Approval, 19. APPROVED STAMPED Map, 20. RECEIPT-Notice of Exemption

Date	Ver.	Action By	Action	Result
12/19/2017	3	Board of Supervisors	Approved	Pass
12/6/2016	2	Board of Supervisors	Approved	Pass
7/9/2015	1	Planning Commission	Approved	Pass

Community Development Services, Planning and Building Department, submitting for approval the Final Map (TM14-1519-F-2) for Carson Creek Unit 3, Phase 2 Subdivision, creating a total of 54 residential lots ranging in size from 3,250 to 5,700 square feet, and 1 lettered lot, on property identified as Assessor's Parcel Number 117-670-92 located on the south side of Golden Foothill Parkway, approximately 1,800 feet west of the intersection with Latrobe Road in the El Dorado Hills area, and recommending the Board consider the following:
 1) Approve the Final Map (TM14-1519-F-2) for Carson Creek Unit 3, Phase 2 Subdivision; and
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FUNDING: N/A (Developer Funded Subdivision Improvements).

DEPARTMENT RECOMMENDATION

Community Development Services (CDS), Planning and Building Department, recommending the Board approve the Final Map (TM14-1519-F-2) for Carson Creek Unit 3, Phase 2 Subdivision, and authorize the Chair to sign the Agreement to Make Subdivision Improvements for Class 1 Subdivision between the County and Owner, Lennar Homes of California, Inc. (Subdivision Improvement Agreement) (Attachment 3B).

DISCUSSION / BACKGROUND

The property is located within the Carson Creek Specific Plan (Exhibit A). The Carson Creek Unit 3 Tentative Subdivision Map was approved for a total of 140 single-family, age-restricted residential lots under TM14-1519 on July 9, 2015 (Exhibit B). The Tentative map is due to expire on July 9, 2018.

The Final Map for Phase 1 of the Subdivision, which consisted of 86 residential lots, was recorded in December 2016.

The Final Map for Phase 2 of the Subdivision would create the remaining 54 residential lots, ranging in size from 3,250 to 5,700 square feet, and 1 lettered lot within the 6.61-acre portion of the Subdivision area (Exhibit C). The Final Map has been verified for conformance with the approved Tentative Subdivision Map and Conditions of Approval (Exhibit D). County departments and affected outside agencies have reviewed and recommended approval of the Final Map. A meter award letter from El Dorado Irrigation District has been secured for public water, recycled water, and sewer services for the Subdivision (Exhibit E). The Subdivision Improvement Agreement and associated bonds for the Subdivision have been approved by the CDS Department of Transportation, subject to authorization by the Board Chair.

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 California Environmental Quality Act Guidelines.

EXHIBITS (Attachment 3D)

Exhibit A - Location Map

Exhibit B - Original Approved Carson Creek Unit 3 Tentative Subdivision Map

Exhibit C - Final Map for Carson Creek Unit 3, Phase 2

Exhibit D - Verification of Final Map Conformance with Conditions of Approval

Exhibit E - El Dorado Irrigation District Meter Award Letter

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

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

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

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

are funded by Lennar Homes of California, Inc., the owner and development applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk of the Board to obtain the Chair's signature on two (2) original copies of the Subdivision Improvement Agreement.
- 2) Clerk of the Board to send one (1) fully executed original copy of the Subdivision Improvement Agreement to the CDS Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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Community Development Services, Planning and Building Department