



Legislation Details (With Text)

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On agenda: 8/22/2023 **Final action:** 8/22/2023

Title: Planning and Building Department, Planning Division, submitting for approval of the Final Map (TM-F23-0002) for the Carson Creek Village 11A Subdivision (TM20-0001), creating a total of 113 residential lots, 13 lettered lots for the use of landscaping and open space, Lot 410 for use as a Community Facility site, and one (1) transportation corridor lot, on property identified as Assessor Parcel Numbers 117-570-017, 117-680-004, and 117-680-007 located on the south side of the intersection between Investment Boulevard and Pismo Drive in the El Dorado Hills Community Region (Attachment E, Exhibits A and B), and recommending the Board:
 1) Approve the Final Map (TM-F23-0002) for Carson Creek Village 11A Subdivision (Attachment E, Exhibit C); and
 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B) (Supervisory District 2).

FUNDING: Developer-Funded.

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Counsel Approval, 2. B - Subdivision Improvement Agreement, 3. C - Performance Bond, 4. D - Laborers and Materialmens Bond Form, 5. E - Combined Exhibits A-E, 6. F - Verification of Conformance to COA, 7. Executed Subdivision Improvement Agreement

| Date | Ver. | Action By | Action | Result |
|-----------|------|----------------------|----------|--------|
| 8/22/2023 | 1 | Board of Supervisors | Approved | Pass |

Planning and Building Department, Planning Division, submitting for approval of the Final Map (TM-F23-0002) for the Carson Creek Village 11A Subdivision (TM20-0001), creating a total of 113 residential lots, 13 lettered lots for the use of landscaping and open space, Lot 410 for use as a Community Facility site, and one (1) transportation corridor lot, on property identified as Assessor Parcel Numbers 117-570-017, 117-680-004, and 117-680-007 located on the south side of the intersection between Investment Boulevard and Pismo Drive in the El Dorado Hills Community Region (Attachment E, Exhibits A and B), and recommending the Board:
 1) Approve the Final Map (TM-F23-0002) for Carson Creek Village 11A Subdivision (Attachment E, Exhibit C); and
 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B) (Supervisory District 2).

FUNDING: Developer-Funded.

DISCUSSION / BACKGROUND

Carson Creek Village 11A Final Map would create a total of 113 residential lots ranging from 4,480 square feet to 13,522 square feet, 13 letter lots for the use of landscaping and open space, Lot 410 for use as a Community Facility site, and one (1) transportation corridor lot (Attachment E, Exhibit C). The Carson Creek Village 11A Final Map is based on the Carson Creek Tentative Subdivision Map approved by the Board of Supervisors on August 10, 2021 (Legistar No. 21-1182, Item No. 22)

(Attachment E, Exhibit D).

Since approval of the tentative subdivision map, there have been no modification or time extension requests. This Final Map conforms to the Approved Carson Creek Tentative Subdivision Map.

The Conditions of Approval Conformance Verification report verifies compliance of the final map with the tentative map conditions of approval. Affected agencies/departments, including County Department of Transportation (DOT), County Surveyor's Office, and El Dorado Hills Fire Department have reviewed, verified compliance with the conditions, 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. The Transportation Department has reviewed and approved the cost estimates. County Counsel and Risk Management have reviewed and approved the Improvement Agreement and bonds for the Carson Creek Village 11A Subdivision (Attachment B).

Water/Wastewater: The El Dorado Irrigation District has provided a Meter Award Letter confirming that the applicant has acquired the required Equivalent Dwelling Units (EDUs) for water and wastewater to serve all of the 113 residential lots (Attachment E, Exhibit E).

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 - Assessor Parcel Map

Exhibit B - Location Map

Exhibit C - Final Map for Carson Creek Village 11A

Exhibit D - Approved Carson Creek Tentative Subdivision Map (TM20-0001)

Exhibit E - Carson Creek Village 11A Meter Award Letter

ALTERNATIVES

N/A

PRIOR BOARD ACTION

See Discussion / Background above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, Risk Management, Department of Transportation, Surveyor's Office, and the 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 Lennar Homes of California, LLC, the owner, and development applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

1) Clerk to obtain the Chair's signature two (2) copies of the Agreement on Acceptance of Easement.

- 2) Clerk of the Board to obtain the Chair's signature on two (2) original copies of the Subdivision Improvement Agreement.
- 3) Clerk of the Board to provide one (1) fully executed Subdivision Improvement Agreement to the Department of Transportation, Attention: 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