



Legislation Details (With Text)

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File created: 9/13/2016 **In control:** Board of Supervisors

On agenda: 10/11/2016 **Final action:** 10/11/2016

Title: Community Development Agency, Development Services Division, submitting for approval the Final Map for Ridgeview West, Unit 5, creating a total of 4 residential lots, ranging in size from 0.462 acre to 0.518 acre, on property identified by Assessor's Parcel Numbers 120-700-04 and 120-700-05, located on the southwest corner of the intersection of Via Treviso Road and Via Barlogio Road, in the El Dorado Hills area and recommending the Board approve Final Map (TM95-1309-F-5) for Ridgeview West, Unit 5, Subdivision. (Supervisorial District 1)

FUNDING: N/A (Developer Funded Subdivision Improvements)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Exhibits A-F BOS 10-11-16

Date	Ver.	Action By	Action	Result
10/11/2016	1	Board of Supervisors	Approved	Pass

Community Development Agency, Development Services Division, submitting for approval the Final Map for Ridgeview West, Unit 5, creating a total of 4 residential lots, ranging in size from 0.462 acre to 0.518 acre, on property identified by Assessor's Parcel Numbers 120-700-04 and 120-700-05, located on the southwest corner of the intersection of Via Treviso Road and Via Barlogio Road, in the El Dorado Hills area and recommending the Board approve Final Map (TM95-1309-F-5) for Ridgeview West, Unit 5, Subdivision. (Supervisorial District 1)

FUNDING: N/A (Developer Funded Subdivision Improvements)

DEPARTMENT RECOMMENDATION

Community Development Agency (CDA), Development Services Division, recommending the Board approve the Final Map (TM95-1309-F-5) for Ridgeview West, Unit 5, Subdivision.

DISCUSSION / BACKGROUND

The 1.936 acre site is identified by Assessor's Parcel Numbers 120-700-04 and 120-700-05 (Exhibit A) on the southwest corner of the intersection of Via Treviso Road and Via Barlogio Road in the El Dorado Hills area (Exhibit B).

This Final Map would create 4 residential lots, ranging in size from 0.462 acre to 0.518 acre (Exhibit C). The Final Map conforms to the second Revision to the Unit 4 Tentative Subdivision Map, as approved by the Planning Commission on August 27, 2009 (Exhibit D), allowing a re-subdivision of Lots 4 and 5 of Ridgeview West, Unit 4, thereby creating Ridgeview West, Unit 5. Exhibit E details the verification of the Final Map for conformance with the approved Conditions of Approval for the Revised Tentative Subdivision Map. County divisions/departments and affected outside agencies, including the CDA Transportation Division, County Surveyor's Office, and the El Dorado Hills Fire

Department have recommended approval of the Final Map. The applicant has submitted a "Status Letter" from the El Dorado Irrigation District dated June 14, 2016, that verifies water and wastewater services have been purchased for each lot within the Subdivision and will be available upon completion of the facility extensions and acceptance of the improvements by the District (Exhibit F).

A Subdivision Improvement Agreement is not required for this Final Map as all of the necessary improvements were previously constructed.

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 A)

Exhibit A - Assessor's Parcel Number Map

Exhibit B - Location Map

Exhibit C - Final Map for Ridgeview West, Unit 5

Exhibit D - Approved Second Revision to the Tentative Subdivision Map for Ridgeview West, Unit 4

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

Exhibit F - El Dorado Irrigation District Status Letter

ALTERNATIVES

N/A (Developer Funded Subdivision Improvements)

OTHER DEPARTMENT / AGENCY INVOLVEMENT

CDA Transportation Division, Surveyor's Office, and the El Dorado Hills Fire Department.

CAO RECOMMENDATION

Recommend approval of the Department's recommendation.

FINANCIAL IMPACT

N/A (Developer Funded Subdivision Improvements)

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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