



## Legislation Details (With Text)

**File #:** 20-0186      **Version:** 1

**Type:** Agenda Item      **Status:** Approved

**File created:** 1/30/2020      **In control:** Board of Supervisors

**On agenda:** 2/11/2020      **Final action:** 2/11/2020

**Title:** Planning and Building Department, Planning Division, submitting for approval of a Final Map (TM-F19-0005) for the Saratoga Estates Tentative Subdivision Map Village 1A (TM14-1520), creating a total of 80 residential lots, 1 future development lot, and 5 lettered lots, ranging in size from 0.06 acres to 7.75 acres on the 25.426-acre site, on property identified as Assessor's Parcel Number 120-070-020, located on the north side of Saratoga Way, approximately 1,100 feet west of the intersection with Finders Way, in the El Dorado Hills area, and recommending the Board consider the following:

- 1) Approve the Final Map (TM-F19-0005) for Saratoga Estates Village 1A; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B). (Supervisorial District 1)

**FUNDING:** N/A (Developer Funded)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. A - Approved Blue - Village 1A.pdf, 2. B - PE SIA - Village 1A.pdf, 3. C - Perf\_LandM\_with Rider - Village 1A, 4. D - Exhibits A through J, 5. Executed Agreement 19-54908, 6. Recorded Notice of Restriction

Date	Ver.	Action By	Action	Result
2/11/2020	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Division, submitting for approval of a Final Map (TM-F19-0005) for the Saratoga Estates Tentative Subdivision Map Village 1A (TM14-1520), creating a total of 80 residential lots, 1 future development lot, and 5 lettered lots, ranging in size from 0.06 acres to 7.75 acres on the 25.426-acre site, on property identified as Assessor's Parcel Number 120-070-020, located on the north side of Saratoga Way, approximately 1,100 feet west of the intersection with Finders Way, in the El Dorado Hills area, and recommending the Board consider the following:

- 1) Approve the Final Map (TM-F19-0005) for Saratoga Estates Village 1A; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B). (Supervisorial District 1)

**FUNDING:** N/A (Developer Funded)

### DISCUSSION / BACKGROUND

The Board of Supervisors approved the Saratoga Estates Tentative Subdivision Map (TM14-1520), a 317-lot residential subdivision ranging in size from 5,972 square feet to 23,516 square feet, on September 13, 2016 (Exhibit D). An administrative minor revision to the map, involving site layout modifications, was approved by the Planning Director on January 21, 2017 (Exhibit E). A finding of consistency with the administrative minor revision to the map was approved by the Planning Director on August 22, 2017 (Exhibit F). A second administrative revision to the map, which added the phasing plan and re-configured open space and landscaping lots, was approved by the Planning Director on March 15, 2019 (Exhibit G). A large-lot Final Map is anticipated to be approved on

February 11, 2020, prior to consideration of the Village 1A Final Map (Exhibit H).

The Final Map would create 80 residential lots, 1 future development lot, and 5 lettered lots, ranging in size from 0.06 acres to 7.75 acres on a 25.426-acre portion of property identified as Assessor's Parcel Number 120-070-020 (Exhibit C). The Final Map conforms to the second administrative revision to the Saratoga Estates Tentative Subdivision Map approved by the Planning Director on March 15, 2019 (Exhibit F). Subsequent Final Maps for the remaining portions of the Saratoga Estates Tentative Subdivision Map will be processed under separate applications.

Exhibit I details the verification of the Final Map for conformance with the approved Conditions of Approval for the Saratoga Estates Tentative Subdivision Map. County departments and affected outside agencies, including the Department of Transportation, the Surveyor's Office, and the El Dorado Hills Fire Department, have recommended approval of the map. A meter award letter from El Dorado Irrigation District has been secured for public water and sewer services for the subdivision (Exhibit H). The Subdivision Improvement Agreement, including associated bonds, has been approved by the Department of Transportation for the Saratoga Estates Village 1A Subdivision, 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 (CEQA) Guidelines.

#### **EXHIBITS** (Attachment D)

Exhibit A: Location Map

Exhibit B: Assessor's Parcel Map

Exhibit C: Saratoga Estates Village 1A Final Map

Exhibit D: Approved Original Saratoga Estates Tentative Subdivision Map (September 13, 2016)

Exhibit E: Approved Administrative Minor Revision to Saratoga Tentative Subdivision Map (approved January 31, 2017)

Exhibit F: Finding of Consistency with Revision to Saratoga Tentative Subdivision Map (approved August 22, 2017)

Exhibit G: Approved Minor Revision to Saratoga Tentative Subdivision Map for Phasing Plan (approved March 15, 2019)

Exhibit H: Large Lot Final Map for Saratoga Estates Tentative Subdivision Map

Exhibit I: El Dorado Irrigation District Meter Award Letter

Exhibit J: Verification of Final Map Conformance with Conditions of Approval

#### **ALTERNATIVES**

N/A

#### **PRIOR BOARD ACTION**

Legistar File 16-0533, September 13, 2016, Item No. 36 - Board of Supervisors' original approval of the Saratoga Estates Tentative Subdivision Map/Development Plan accompanied with the certification of an Environmental Impact Report (EIR), adoption of a Rezone, and an execution of a Development Agreement.

#### **OTHER DEPARTMENT / AGENCY INVOLVEMENT**

Surveyor's Office and Department of Transportation

**CAO RECOMMENDATION / COMMENTS**

It is recommended the Board approve this item.

**FINANCIAL IMPACT**

N/A

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

N/A

**STRATEGIC PLAN COMPONENT**

Good Governance and Economic Development - Housing

**CONTACT**

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