	County of El Dorado	330 Fair Lane, Building A Placerville, California 530 621-5390 FAX 622-3645 www.edcgov.us/bos/

Legislation Text

File #: 17-1157, **Version:** 1

Community Development Services, Planning and Building Department, submitting for approval the Final Map (TM10-1494-F) for West Valley Village 7C Subdivision, originally designated as West Valley Village 7A, creating a total of six residential lots on property identified as Assessor's Parcel Numbers 118-370-01 and -118-370-02, located approximately 1,093 feet east of the Brentford Way and Royal Oaks Drive intersection in the El Dorado Hills area, and recommending the Board consider the following:
1) Approve the Final Map (TM10-1494-F) for West Valley Village 7C Subdivision; and
2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements between the County and owner AKT West Valley Investors, LLC. (Supervisorial District 2)

FUNDING: N/A (Developer Funded Subdivision Improvements)
DEPARTMENT RECOMMENDATION
Community Development Services (CDS), Planning and Building Department, recommending the Board approve the Final Map (TM10-1494-F) for West Valley Village 7C Subdivision, originally designated as West Valley Village 7A, and authorize the Chair to sign the Agreement to Make Subdivision Improvements between the County and owner AKT West Valley Investors, LLC (AKT) (Attachment B).

DISCUSSION / BACKGROUND
West Valley Village 7C Subdivision is one of the last remaining villages proposed to be recorded in the West Valley Village portion of the Valley View Specific Plan. The Final Map is based on the Tentative Subdivision Map, originally designated as West Valley Village 7A, that was approved by the Planning Commission in September 2010, creating a total of six residential lots (Exhibit C). A minor revision to the approved Tentative Subdivision Map was approved in November 2016, based on substantial conformance review.

The West Valley Village 7C Final Map has been reviewed and verified for conformance with the approved Tentative Subdivision Map (Exhibit D). Exhibit E details the verification of the Final Map for conformance with the approved Tentative Subdivision Map Conditions of Approval. County Departments and affected outside agencies, including CDS Transportation Department (Transportation), Surveyor's Office, and El Dorado Hills Fire Department, 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 F). The Agreement to Make Subdivision Improvements with AKT (Agreement), including associated bonds, has been approved by 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 D)

Exhibit A - Location Map
Exhibit B - Assessor's Parcel Map
Exhibit C - Approved West Valley Village 7A Tentative Map
Exhibit D - West Valley Village 7C Final Map Sheets
Exhibit E - Verification of Final Map Conformance with Conditions of Approval
Exhibit F - El Dorado Irrigation District Meter Award Letter

ALTERNATIVES
N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT
County Counsel, 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 the 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 Agreement.
2) Clerk of the Board to send one (1) fully executed original copy of the Agreement to the CDS Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT
N/A

CONTACT
Roger Trout, Director
Community Development Services, Planning and Building Department