



Legislation Text

File #: 18-0438, **Version:** 1

Community Development Services, Planning and Building Department, submitting for approval of Final Map (TM05-1395-F-2) for La Caille Estates Subdivision, Phase I, creating twelve lots, ranging in size from 1.003 to 1.583 acres on the 14.438-acre property identified by Assessor's Parcel Number 070-510-01, located on the south side of Meder Road approximately 0.5 miles west of the intersection with Ponderosa Road, in the Shingle Springs area, and recommending the Board consider the following:

- 1) Approve the Final Map (TM05-1395-F-2) for La Caille Estates, Phase I Subdivision; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements. (Supervisory District 4).

FUNDING: N/A

DEPARTMENT RECOMMENDATION

Community Development Services (CDS), Planning and Building Department, recommending the Board approve the Final Map (TM05-1395-F-2) for La Caille Estates Subdivision, Phase I (Supervisory District 4) and authorize Chair to sign the Agreement to Make Subdivision Improvements.

DISCUSSION / BACKGROUND

The tentative subdivision map for La Caille Estates, consisting of 24 one-acre minimum single family residential lots, was reviewed by the Planning Commission on October 12, 2006, and approved by the Board of Supervisors on November 14, 2006 (Legistar # 06-1762). A revision to the Tentative Map was approved November 13, 2014 (Legistar # 14-1500) to add a phasing plan and reduce the internal road width from 41.66 to 28 feet. The Development Services Director approved a request on July 12, 2016 for a minor site layout modification (Exhibit C). A large-lot final map (TM05-1395-F) creating four large lots for phasing and financing purposes, in accordance with Subdivision Map Act Section 66456.1, was approved by the Board of Supervisors on December 13, 2016 (Legistar # 14-1500). No other final maps have been recorded.

The Phase I Final Map conforms to the approved Tentative Map (TM05-1395-R) and the Conditions of Approval (Exhibit E). The small lot final map(s) for subsequent development phases based on this Large Lot Final Map (TM05-1395-F) and the approved Tentative Subdivision Map (TM05-1395-R) shall be further verified for conformance with all applicable Conditions of Approval under separate final map applications. County divisions/departments including the Department of Transportation and County Surveyor's Office have recommended approval of the Phase I Final Map as reflected in their respective memorandums (Exhibits G and H).

Staff has reviewed the conditions of approval for TM08-1468-R and noted that all of the applicable conditions for the Tentative Map have been satisfied. The Department of Transportation, El Dorado Air Quality Management District, El Dorado County Fire Protection District, and County Surveyor have reviewed the applicable conditions for compliance (see attached Conditions Compliance Report 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 California Environmental Quality Act (CEQA) Guidelines.

EXHIBITS (Attachment D)

Exhibit A - Assessor's Parcel Map

Exhibit B - Location Map

Exhibit C - Approved Tentative Subdivision Map (TM05-1395-R)

Exhibit D - Phase I Final Map for La Caille Subdivision (TM05-1395-F-2)

Exhibit E - Conditions of Approval Status Report

Exhibit F - El Dorado Irrigation District Meter Award Letter

Exhibit G - El Dorado County Surveyor's Office Approval Memo

Exhibit H - El Dorado County Department of Transportation Approval Memo

ALTERNATIVES

N/A

OTHER DEPARTMENT/AGENCY INVOLVEMENT

CDS Transportation Department, Surveyor's Office

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 one (1) original copy of the Subdivision Improvement Agreement.
- 2) Clerk of the Board to send one (1) fully executed 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

Roger Trout, Director

Community Development Services, Planning and Building Department