



Legislation Details (With Text)

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On agenda: 9/1/2015 **Final action:** 9/1/2015

Title: Community Development Agency, Development Services Division, submitting for approval Final Map (TM04-1391-F-4) for Carson Creek Unit 1, Phase B creating a total of 47 residential lots, ranging in size from 6,620 to 14,850 square feet, and 6 lettered lots on property identified by Assessor's Parcel Numbers 117-570-01 and 117-570-05 located on the south side of Golden Foothill Parkway 0.41 mile west of the intersection with Latrobe Road in the El Dorado Hills Area and recommending the Board consider approving the Final Map for Carson Creek Unit 1, Phase B Subdivision (Supervisory District 1). (Cont. 8/25/15, Item 15)

FUNDING: N/A (Developer funded subdivision improvements).

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - AGMT 15-54291 ZOB Formation Agmt-1 9-1-15, 2. 2B - Blue Route for Zone of Benefit 9-1-15, 3. Executed Zone of Benefit 98310 (9-1-15), 4. A - Exhibits A-K 8-25-15, 5. B - Board Hearing Letter 8-25-15

Date	Ver.	Action By	Action	Result
9/1/2015	2	Board of Supervisors	Approved	Pass
8/25/2015	1	Board of Supervisors	Continued	Pass

Community Development Agency, Development Services Division, submitting for approval Final Map (TM04-1391-F-4) for Carson Creek Unit 1, Phase B creating a total of 47 residential lots, ranging in size from 6,620 to 14,850 square feet, and 6 lettered lots on property identified by Assessor's Parcel Numbers 117-570-01 and 117-570-05 located on the south side of Golden Foothill Parkway 0.41 mile west of the intersection with Latrobe Road in the El Dorado Hills Area and recommending the Board consider approving the Final Map for Carson Creek Unit 1, Phase B Subdivision (Supervisory District 1). (Cont. 8/25/15, Item 15)

FUNDING: N/A (Developer funded subdivision improvements).

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division recommending the Board approve the Final Map (TM04-1391-F4) for Carson Creek Unit 1, Phase B.

DISCUSSION / BACKGROUND

The subject parcels are located within the master planned development of the Carson Creek Specific Plan (Exhibits A and B). In February 2008, the Carson Creek Tentative Map was approved creating a total of 302 age-restricted residential lots and 24 large lots for phasing purposes (Exhibit C). In January 2014, a revised tentative map with a reduced count of 285 age-restricted and 18 large lots was found substantially in conformance with the approved tentative map and was administratively approved by the Development Services Director. On August 5, 2014, a large lot final map was approved creating a total of 18 large lots for phasing purposes, including 11 lots associated with

future development, five open space lots, and two landscape lots (Exhibit D). On August 6, 2014, a second revision to the tentative map was found to be substantially in conformance with the first revision to the tentative map and was administratively approved by the Development Services Director (Exhibit E). This final map would create a total of 47 age-restricted residential lots, ranging in size from 6,620 to 14,850 square feet, and 6 lettered lots for private roads, landscaping, and open space (Exhibit F).

The Final Map conforms to the approved 2nd Revised Tentative Map approved by the Development Services Director on August 6, 2014 (Exhibit E). Approval of this final map would also establish the zoning for the Carson Creek Unit 1, Phase B Subdivision (Exhibit H). Exhibit I details the verification of the Final Map for conformance with the approved conditions of approval for the Tentative Map. County departments and affected outside agencies, including El Dorado Hills Fire Department, Transportation Division, and County Surveyor's Office, have recommended approval of the 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 J). The Subdivision Improvement Agreement has been approved by Transportation Division for Carson Creek Unit 1, Phase A through D Subdivisions (Exhibit K), 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 CEQA Guidelines.

EXHIBITS

Exhibit A - Assessor's Parcel Map
Exhibit B - Location Map
Exhibit C - Original Approved Carson Creek Tentative Map (TM04-1391)
Exhibit D - Approved Large Lot Final Map (TM04-1391-F2)
Exhibit E - 2nd Revised Approved West Valley Village Lot X Tentative Map (TM04-1391-R2)
Exhibit F - Final Map for Carson Creek Unit 1, Phase B (TM04-1391-F4)
Exhibit G - Carson Creek Specific Plan-Land Use Plan
Exhibit H - Carson Creek Specific Plan Proposed Zoning Map
Exhibit I - Verification of Final Map Conformance with Conditions of Approval
Exhibit J - EID Meter Award Letter
Exhibit K - Carson Creek Unit 1 Phasing Exhibit

ALTERNATIVES

N/A - Developer-funded subdivision improvements

OTHER DEPARTMENT / AGENCY INVOLVEMENT

El Dorado Hills Fire Department, Surveyor's Office, and the Community Development Agency, Transportation Division.

CAO RECOMMENDATION

CAO recommending the Board move staff's recommendations.

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

Clerk to send copy of correspondence to the Development Services Division.

CONTACT

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Community Development Agency