



Legislation Details (With Text)

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File created: 10/7/2014 **In control:** Board of Supervisors

On agenda: 6/7/2016 **Final action:** 6/7/2016

Title: Community Development Agency, Development Services Division, submitting for approval Final Map (TM05-1398-F) for Thousand Oaks Estates Unit 3, creating a total of 2 residential lots, ranging in size from 1.22 to 7.18 acres, on property identified by Assessor’s Parcel Number 070-300-15, consisting of 8.4 acres, located on the southeast side of St. Ives Court, approximately 400 feet northwest of the intersection with Mineshaft Lane, in the Shingle Springs Area, and recommending the Board consider the following:

- 1) Approve the Final Map (TM05-1398-F) for the Thousand Oaks Estates Unit 3 Subdivision; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements. (Supervisory District 4)

FUNDING: N/A (Developer funded Subdivision improvements)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Blue Route BOS 6-7-16, 2. 2B - Agreement to Make Subdivision Improvements BOS 6-7-16, 3. 2C - Exhibits A-E BOS 6-7-16, 4. Executed Agreement 6-7-16, 5. A - Staff Report PC 10-23-14, 6. B - Conditions of Approval PC 10-23-14, 7. C - Findings PC 10-23-14, 8. D - Staff Report Exhibits A-F PC 10-23-14, 9. E - Proof of Publication PC 10-23-14, 10. Planning Commission Minutes 10-23-14, 11. FINAL Findings, 12. FINAL Conditions of Approval

Date	Ver.	Action By	Action	Result
6/7/2016	2	Board of Supervisors	Approved	Pass
10/23/2014	1	Planning Commission	Approved	Pass

Community Development Agency, Development Services Division, submitting for approval Final Map (TM05-1398-F) for Thousand Oaks Estates Unit 3, creating a total of 2 residential lots, ranging in size from 1.22 to 7.18 acres, on property identified by Assessor’s Parcel Number 070-300-15, consisting of 8.4 acres, located on the southeast side of St. Ives Court, approximately 400 feet northwest of the intersection with Mineshaft Lane, in the Shingle Springs Area, and recommending the Board consider the following:

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FUNDING: N/A (Developer funded Subdivision improvements)

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division recommending the Board approve the Final Map (TM05-1398-F) for Thousand Oaks Estates Unit 3.

DISCUSSION / BACKGROUND

The 8.4 acre site is identified by Assessor’s Parcel Number 070-300-15 (Exhibit A) and is located on

the southeast side of St. Ives Court, approximately 400 feet northwest of the intersection with Mineshaft Lane, in the Shingle Springs area (Exhibit B).

The Final Map substantially conforms to the Tentative Map approved by the Planning Commission on October 23, 2014 (Exhibit C).

Exhibit D details the verification of the Final Map for conformance with the approved Conditions of Approval for the Tentative Map. The El Dorado County Fire Protection District, County Transportation Division, and County Surveyor's Office have recommended approval of the Final Map. A meter award letter from El Dorado Irrigation District has been secured for public water service for the Subdivision (Exhibit E). The Subdivision Improvement Agreement has been approved by the County Transportation Division, subject to authorization to sign 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

Exhibit A - Assessor's Parcel Map

Exhibit B - Location Map

Exhibit C - Final Map for Thousand Oaks Estates, Unit 3

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

Exhibit E - Meter Award Letter

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

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

CAO RECOMMENDATION

Chief Administrative Office concurs with staff's recommendations.

FINANCIAL IMPACT

N/A - Developer funded subdivision improvements

CLERK OF THE BOARD FOLLOW UP ACTIONS

1) Clerk to obtain Chair's signature on two (2) originals the Agreement to Make Subdivision Improvements.

2) Clerk to send one (1) fully executed original of the Agreement to Make Subdivision Improvements to the Development Services Division.

STRATEGIC PLAN COMPONENT

N/A

CONTACT

Roger Trout, Development Services Division Director
Community Development Agency