



Legislation Details (With Text)

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File created: 11/18/2014 **In control:** Board of Supervisors

On agenda: 10/25/2016 **Final action:** 10/25/2016

Title: Community Development Agency, Development Services Division, submitting for approval the Final Map for El Dorado Springs 23 Subdivision, creating a total of 49 residential lots, ranging in size from 0.23 acre to 0.54 acre, and seven lettered lots on property identified by Assessor's Parcel Number 117-010-05 located on the west side of White Rock Road, approximately 0.9 mile southwest of the intersection with Latrobe Road, in the El Dorado Hills area and recommending the Board consider the following:

- 1) Approve Final Map (TM14-1514-F) for El Dorado Springs 23 Subdivision; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment 3A). (Supervisory District 1)

FUNDING: N/A (Developer Funded Subdivision Improvements).

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3A - Blue Route and Agreement to Make Subdivision Improvements BOS 10-25-16, 2. 3B - Exhibits A-F BOS 10-25-16, 3. Executed Agreement 10-25-16, 4. 2A - Planning Commission Minutes 12-11-14 BOS 1-13-15, 5. 2B - Findings BOS 1-13-15, 6. 2C - Conditions of Approval BOS 1-13-15, 7. 2D - Board Hearing Letter BOS 1-13-15, 8. 2E - Proof of Publication BOS 1-13-15, 9. 2F - Ordinance, 10. Executed Ordinance 5018 1-13-15, 11. ORDINANCE 5018 - Proof of Publication, 12. Executed Resolution 008-2015, 13. FINAL Findings, 14. FINAL Conditions of Approval, 15. ADOPTED Mitigated Negative Declaration, 16. RECEIPT-Notice of Determination, 17. FILED-Notice of Determination, 18. A - Staff Report PC 12-11-14, 19. B - Conditions of Approval PC 12-11-14, 20. C - Findings PC 12-11-14, 21. D - Staff Report Exhibits A-I PC 12-11-14, 22. E - Exhibit J Proposed Mitigated Negative Declaration and Initial Study PC 12-11-14, 23. F - Exhibit J Attachments 1-5 PC 12-11-14, 24. G - Exhibit J Attachments 6-10 PC 12-11-14, 25. H - Exhibit J Attachment 11 PC 12-11-14, 26. I - Proof of Publication PC 12-11-14, 27. J - Staff Memo 12-09-14 PC 12-11-14

| Date | Ver. | Action By | Action | Result |
|------------|------|----------------------|----------|--------|
| 10/25/2016 | 3 | Board of Supervisors | Approved | Pass |
| 1/13/2015 | 2 | Board of Supervisors | Approved | Pass |
| 12/11/2014 | 1 | Planning Commission | Approved | Pass |

Community Development Agency, Development Services Division, submitting for approval the Final Map for El Dorado Springs 23 Subdivision, creating a total of 49 residential lots, ranging in size from 0.23 acre to 0.54 acre, and seven lettered lots on property identified by Assessor's Parcel Number 117-010-05 located on the west side of White Rock Road, approximately 0.9 mile southwest of the intersection with Latrobe Road, in the El Dorado Hills area and recommending the Board consider the following:

- 1) Approve Final Map (TM14-1514-F) for El Dorado Springs 23 Subdivision; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment 3A). (Supervisory District 1)

FUNDING: N/A (Developer Funded Subdivision Improvements).

DEPARTMENT RECOMMENDATION

Community Development Agency (CDA), Development Services Division, recommending the Board approve the Final Map (TM14-1514-F) for El Dorado Springs 23 Subdivision, and authorize the Chair to sign the Agreement to Make Subdivision Improvements.

DISCUSSION / BACKGROUND

The 21.65-acre site is identified by Assessor's Parcel Number 117-010-05 (Exhibit A) and is located on the west side of White Rock Road, approximately 0.9 mile southwest of the intersection with Latrobe Road, in the El Dorado Hills area (Exhibit B).

The El Dorado Springs 23 Tentative Subdivision Map was approved in January 2015, creating a total of 49 residential lots and seven lettered lots for landscaping and open space (Exhibit C). A minor revision to the Tentative Map for the relocation of the water lines serving the Subdivision was approved administratively in March 2016.

This Final Subdivision Map is consistent with the approved Tentative Map and approved Conditions of Approval (Exhibit D and Exhibit E, respectively). County departments and affected outside agencies including the CDA Transportation Division, Surveyor's Office, and the El Dorado Hills Fire Department have reviewed and recommended approval of the Map. A meter award letter from El Dorado Irrigation District has been secured as proof for public water and sewer services for the Subdivision (Exhibit F). The Agreement to Make Subdivision Improvements is recommended for approval and authorization with Final Map approval, subject to signature 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 3B)

Exhibit A - Assessor's Parcel Map

Exhibit B - Location Map

Exhibit C - Approved El Dorado Springs 23 Tentative Subdivision Map

Exhibit D - El Dorado Springs 23 Subdivision Final Map

Exhibit E - Verification of Conformance with Conditions of Approval of El Dorado Springs 23 Tentative Subdivision Map

Exhibit F - El Dorado Irrigation District Meter Award Letter

ALTERNATIVES

N/A (Developer Funded Subdivision Improvements)

OTHER DEPARTMENT / AGENCY INVOLVEMENT

CDA Transportation Division, County Counsel, Surveyor's Office, and the El Dorado Hills Fire Department.

CAO RECOMMENDATION

Approve as recommended.

FINANCIAL IMPACT

N/A (Developer Funded Subdivision Improvements)

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) Clerk to obtain Chair's signature on the Agreement to Make Subdivision Improvements.
- 2) Clerk to send one (1) fully executed original of the Agreement to Make Subdivision Improvements to CDA Development Services Division.

STRATEGIC PLAN COMPONENT

Economic Development (Task 5.5-Implement General Plan)

CONTACT

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Development Services Division
Community Development Agency