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

County of El Dorado

Legislation Details (With Text)

File #:	15-0761 **Version:** 2		
Type:	Agenda Item	**Status:**	Approved
File created:	6/5/2015	**In control:**	Board of Supervisors
On agenda:	10/24/2017	**Final action:**	10/24/2017

Title: Community Development Services, Planning and Building Department, submitting for approval the Final Map (TM06-1428-F-1) for Carson Creek Unit 2A, Phase 1 Subdivision, creating a total of 186 lots consisting of 170 residential lots, 10 lettered lots, 6 large lots, and Investment Boulevard on property identified as Assessor's Parcel Numbers 117-570-14, 117-570-15, and 117-570-20, located on the south side of Carson Crossing Drive, approximately 0.45 mile west of the Golden Foothills Parkway and Latrobe Road intersection, in the El Dorado Hills area, and recommending the Board consider the following:
1) Approve the Final Map (TM06-1428-F-1) for the Carson Creek Unit 2A, Phase 1 Subdivision; and
2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment 2B).

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

Sponsors:

Indexes:

Code sections:

Attachments: 1. 2A - Approved Contract Routing Sheet BOS 10-24-17, 2. 2B - Agreement to Make Subdivision Improvements BOS 10-24-17, 3. 2C - Performance Bond Agreement Form-Laborers and Materialmens Bond Form BOS 10-24-17, 4. 2D - Exhibits A-F BOS 10-24-17, 5. Executed Agreement to Make Subdivision Improvements, 6. A - Staff Report PC 7-09-15, 7. B - Conditions of Approval PC 7-09-15, 8. C - Findings PC 7-09-15, 9. D - Exhibits A-O PC 7-09-15, 10. E - Proof of Publication PC 7-09-15, 11. Planning Commission Minutes 7-09-15, 12. FINAL Findings, 13. FINAL Conditions of Approval, 14. APPROVED STAMPED Maps, 15. APPROVED STAMPED Exhibits, 16. RECEIPT-Notice of Exemption

Date	Ver.	Action By	Action	Result
10/24/2017	2	Board of Supervisors	Approved	Pass
7/9/2015	1	Planning Commission	Approved	Pass

Community Development Services, Planning and Building Department, submitting for approval the Final Map (TM06-1428-F-1) for Carson Creek Unit 2A, Phase 1 Subdivision, creating a total of 186 lots consisting of 170 residential lots, 10 lettered lots, 6 large lots, and Investment Boulevard on property identified as Assessor's Parcel Numbers 117-570-14, 117-570-15, and 117-570-20, located on the south side of Carson Crossing Drive, approximately 0.45 mile west of the Golden Foothills Parkway and Latrobe Road intersection, in the El Dorado Hills area, and recommending the Board consider the following:
1) Approve the Final Map (TM06-1428-F-1) for the Carson Creek Unit 2A, Phase 1 Subdivision; and
2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment 2B).

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

DEPARTMENT RECOMMENDATION

Community Development Services (CDS), Planning and Building Department (Planning),

recommending the Board approve the Final Map (TM06-1428-F-1) for the Carson Creek Unit 2A, Phase 1 Subdivision, as well as the Agreement to Make Subdivision Improvements.

DISCUSSION / BACKGROUND
Carson Creek Unit 2A, Phase 1, is the first Final Map proposed to be recorded in accordance with the approved Tentative Subdivision Map. As part of the adopted Carson Creek Specific Plan, the Carson Creek Unit 2 Tentative Subdivision Map was originally approved by the Planning Commission in December 2012, creating a total of 634 age-restricted residential lots in 27 large lots for phasing purposes (Exhibit C). A minor revision to the approved Tentative Subdivision Map was approved by the Planning Commission in July 2015.

The Carson Creek Unit 2A, Phase 1 Final Map has been reviewed and verified for conformance with the approved Tentative Subdivision Map (Exhibit D). The 186-lot map consists of 170 residential lots with a minimum lot size of 4,000 square feet, 10 lettered landscape lots, 6 large lots for open space tracts, and a road lot for the westerly extension of Investment Boulevard. 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 the CDS Transportation Department, 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 for public water, recycled water, and sewer services for the Subdivision (Exhibit F). The Agreement to Make Subdivision Improvements (Agreement), including the associated bonds, has been approved by the CDS Transportation Department, 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 2D)

Exhibit A - Location Map
Exhibit B - Assessor’s Parcel Map
Exhibit C - Approved TM06-1428/Carson Creek Unit 2 Tentative Subdivision Maps (Original and Revised)
Exhibit D - Final Map Sheets for Carson Creek Unit 2A, Phase 1
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, CDS Transportation Department, Surveyor's Office, and 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