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County of El Dorado

Legislation Details (With Text)

File #:	18-0174 **Version:** 1		
Type:	Agenda Item	**Status:**	Approved
File created:	1/19/2018	**In control:**	Board of Supervisors
On agenda:	2/13/2018	**Final action:**	2/13/2018

Title: Community Development Services, Planning and Building Department, submitting for approval the Final Map (TM06-1409-F-3) for West Valley Village Lots 6 and 7, Unit 2 Subdivision, creating a total of three residential lots on property identified as Assessor's Parcel Numbers 118-570-02 and 118-570-03, located on the east end of Eagle Creek Court, approximately 600 feet east of the intersection with Blackstone Parkway, in the El Dorado Hills area, and recommending the Board consider the following:
1) Approve the Final Map (TM06-1409-F-3) for West Valley Village Lots 6 and 7, Unit 2; and
2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements for Class 1 Subdivision between the County and AKT West Valley Investors, LLC (Attachment B). (Supervisorial District 2)

FUNDING: N/A (Developer Funded Subdivision Improvements)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Approved Contract Routing Sheet, 2. B - Agreement to Make Subdivision Improvements, 3. C - Performance Bond Agreement Form / Laborers and Materialmens Bond Form, 4. D - Exhibits A-F, 5. Executed Agreement to Make Subdivision Improvements

Date	Ver.	Action By	Action	Result
2/13/2018	1	Board of Supervisors	Approved	Pass

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DEPARTMENT RECOMMENDATION

Community Development Services (CDS), Planning and Building Department (Planning) recommending the Board approve the Final Map (TM06-1409-F-3) for West Valley Village Lots 6 and 7, Unit 2 Subdivision and authorize Chair to sign the Agreement to Make Subdivision Improvements for Class 1 Subdivision between the County and AKT West Valley Investors, LLC (Attachment B).

DISCUSSION / BACKGROUND

West Valley Village Lots 6 and 7, Unit 2 Subdivision is one of the last remaining areas proposed to be

recorded in the West Valley Village portion of the Valley View Specific Plan. The Final map is based on the Tentative Subdivision Map that was approved by the Planning Commission on November 13, 2014 (Legistar #14-1501), creating three residential lots (Exhibit C).

The West Valley Village Lots 6 and 7, Unit 2 Final Map (Exhibit D) has been reviewed and verified for conformance with the approved Tentative Subdivision Map. 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 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 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 D)
Exhibit A - Location Map
Exhibit B - Assessor's Parcel Map
Exhibit C - Approved West Valley Village Lot 6 and 7, Unit 2 Tentative Map
Exhibit D - West Valley Village Lot 6 and 7, Unit 2 Final Map Sheets
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 one (1) original copy of the Agreement.
2) Clerk of the Board to send one (1) fully executed 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

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Community Development Services, Planning and Building Department

Michael Concepcion, Associate Planner