



Legislation Details (With Text)

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On agenda: 3/6/2018 **Final action:** 3/6/2018

Title: Community Development Services, Planning and Building Department, submitting for approval of Final Map (TM06-1428-F-2) for Carson Creek Unit 2A, Phase 2, creating a total of 141 lots consisting of 139 residential lots and 2 lettered lots on property identified by Assessor's Parcel Number 117-680-05, located on the south side of Carson Crossing Drive on the west side of Palmdale Drive, in the El Dorado Hills area, and recommending the Board consider the following:
1) Approve the Final Map (TM06-1428-F-2) for Carson Creek Unit 2A, Phase 2 Subdivision; and
2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements. (Supervisory District 2)

FUNDING: 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
3/6/2018	1	Board of Supervisors	Approved	Pass

Community Development Services, Planning and Building Department, submitting for approval of Final Map (TM06-1428-F-2) for Carson Creek Unit 2A, Phase 2, creating a total of 141 lots consisting of 139 residential lots and 2 lettered lots on property identified by Assessor's Parcel Number 117-680-05, located on the south side of Carson Crossing Drive on the west side of Palmdale Drive, in the El Dorado Hills area, and recommending the Board consider the following:

- 1) Approve the Final Map (TM06-1428-F-2) for Carson Creek Unit 2A, Phase 2 Subdivision; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements. (Supervisory District 2)

FUNDING: Developer funded subdivision improvements.

DEPARTMENT RECOMMENDATION

Community Development Services (CDS), Planning and Building Department, recommending the Board approve the Final Map (TM06-1428-F2) for Carson Creek Unit 2A, Phase 2 (Supervisory District 2) (Exhibits A and B) and authorize Chair to sign the Agreement to Make Subdivision Improvements.

DISCUSSION / BACKGROUND

Carson Creek Unit 2A, Phase 2 is the second Final Map proposed to be recorded in accordance with the approved Tentative Subdivision Map. 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

tentative map was approved in July 2015 (Legistar # 15-0761). The Final Map for Carson Creek Unit 2A, Phase 1, creating a total of 186 lots consisting of 170 residential lots, 10 lettered lots, 6 large lots, and Investment Boulevard, was approved by the Board of Supervisors on October 24, 2017 (Legistar # 15-0761).

The expiration date for the original Tentative Map was December 13, 2017; however, the applicant has timely filed an Extension Request application with the Planning Department on September 12, 2017, prior to the expiration date of December 13, 2017.

The Carson Creek Unit 2A, Phase 2 Final Map is within the Carson Creek Specific Plan and complies with the approved Tentative Subdivision Map and Conditions of Approval (Exhibit D). The 141-lot map consists of 139 residential lots with a minimum lot size of 4,725 square feet and two lettered lots. Lot G is designated as a 4.649-acre public park and Lot R is designated as a private street lot. Exhibit E details the Final Map's conformance with the approved Tentative Map Conditions of Approval. County departments and affected outside agencies, including the El Dorado Hills Fire Department, Department of Transportation, and County Surveyor's Office, 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 Subdivision Improvement Agreement for the subdivision has been approved by the Department of Transportation, 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 (CEQA) Guidelines because it is within the Carson Creek Specific Plan which had an Environmental Impact Report certified.

EXHIBITS (Attachment D)

Exhibit A - Location Map

Exhibit B - Assessor's Parcel Map

Exhibit C - Approved Carson Creek Unit 2 Tentative Subdivision Maps (Original and Revised)

Exhibit D - Carson Creek Unit 2A, Phase 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

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 Subdivision

Improvement Agreement.

2) Clerk of the Board to send one (1) fully executed original copy of the Subdivision Improvement 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