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County of El Dorado

Legislation Details (With Text)

File #:	18-0928 **Version:** 1		
Type:	Agenda Item	**Status:**	Approved
File created:	6/1/2018	**In control:**	Board of Supervisors
On agenda:	6/12/2018	**Final action:**	6/12/2018
Title:	Community Development Services, Planning and Building Department, submitting for approval Final Map (TM08-1466-F) for Blackhawk Estates Subdivision, creating a total of nine residential lots on the 74.38-acre property, identified as Assessor's Parcel Number 078-200-71, located on north and south of Blackhawk Lane, approximately 0.25 mile east of the intersection with Mt. Aukum Road, in the Pleasant Valley area, and recommending the Board approve the Final Map (TM08-1466-F) for Blackhawk Estates Subdivision. (Supervisorial District 2). FUNDING: Developer funded subdivision improvements.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. A - Exhibits A-F		

Date	Ver.	Action By	Action	Result
6/12/2018	1	Board of Supervisors	Approved	Pass

Community Development Services, Planning and Building Department, submitting for approval Final Map (TM08-1466-F) for Blackhawk Estates Subdivision, creating a total of nine residential lots on the 74.38-acre property, identified as Assessor's Parcel Number 078-200-71, located on north and south of Blackhawk Lane, approximately 0.25 mile east of the intersection with Mt. Aukum Road, in the Pleasant Valley area, and recommending the Board approve the Final Map (TM08-1466-F) for Blackhawk Estates Subdivision. (Supervisorial District 2).

FUNDING: Developer funded subdivision improvements.

DEPARTMENT RECOMMENDATION

Community Development Services, Planning and Building Department, recommending the Board approve the Final Map (TM08-1466-F) for the Blackhawk Estates Subdivision. (Supervisorial District 2) (Exhibits A and B)

DISCUSSION / BACKGROUND

The Board approved Blackhawk Estates Tentative Subdivision Map, a 9-lot residential subdivision, on October 20, 2009 (Legistar File 09-1167), along with a Rezone (Z08-00040). The map has an expiration date of October 20, 2019 (Exhibit C).

The Blackhawk Estates Final Map has been reviewed and verified for conformance with the approved tentative subdivision map (Exhibit D). The 9-lot map consists of residential lots with a minimum lot size of 5 to 12.06 acres. The applicant has completed the required subdivision improvements including road, waterlines, and drainage improvements. Exhibit E details the verification of the Final Map for conformance with the approved Tentative Map Conditions of Approval. County departments and affected outside agencies, including El Dorado County Fire

Protection District, Transportation Department, and County Surveyor's Office, have reviewed and recommended approval of the map. Meter award letters from El Dorado Irrigation District have been secured for public water and sewer services for the subdivision (Exhibit F).

Environmental Review: The review of the Final Map is a ministerial process and is Statutorily Exempt from environmental review under Section 15268(b)(3) (Ministerial Projects) of the California Environmental Quality Act (CEQA) Guidelines.

EXHIBITS (Attachment A)

Exhibit A - Location Map
Exhibit B - Assessor's Parcel Map
Exhibit C - Approved Tentative Subdivision Map (TM08-1466)
Exhibit D - Blackhawk Estates Final Map Sheets (TM08-1466-F)
Exhibit E - Verification of Final Map Conformance with Conditions of Approval
Exhibit F - EID Meter Award Letters (Dated March 30, 2018 and May 29, 2018)

ALTERNATIVES
N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT
El Dorado County Fire Protection District, Transportation Department, and 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
N/A

STRATEGIC PLAN COMPONENT
N/A

CONTACT
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