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 #:	19-0346 **Version:** 2		
Type:	Agenda Item	**Status:**	Approved
File created:	2/26/2019	**In control:**	Board of Supervisors
On agenda:	4/2/2019	**Final action:**	4/2/2019
Title:	Planning and Building Department, Planning Services Division-Current Planning submitting for approval the Large Lot Final Map (TM08-1463-F) for La Cañada Subdivision, creating a total of eight large lots for financing purposes consisting of six residential lots and two lettered lots on the 143-acre property. The property, identified as Assessor's Parcel Numbers 126-100-18 and 110-020-12, located on the west side of Salmon Falls Road, approximately 1,000 feet north of the intersection with Kaila Way, in the El Dorado Hills area, and recommending the Board approve Large Lot Final Map (TM08-1463-F) for La Cañada Subdivision. (Supervisorial District 4) (Cont. 3/19/19, Item 16) FUNDING: N/A		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. A - Exhibits A-D		

Date	Ver.	Action By	Action	Result
4/2/2019	2	Board of Supervisors	Approved	Pass
3/19/2019	1	Board of Supervisors	Continued	Pass

Planning and Building Department, Planning Services Division-Current Planning submitting for approval the Large Lot Final Map (TM08-1463-F) for La Cañada Subdivision, creating a total of eight large lots for financing purposes consisting of six residential lots and two lettered lots on the 143-acre property. The property, identified as Assessor's Parcel Numbers 126-100-18 and 110-020-12, located on the west side of Salmon Falls Road, approximately 1,000 feet north of the intersection with Kaila Way, in the El Dorado Hills area, and recommending the Board approve Large Lot Final Map (TM08-1463-F) for La Cañada Subdivision. (Supervisorial District 4) (Cont. 3/19/19, Item 16)

FUNDING: N/A

DISCUSSION / BACKGROUND

The Board approved La Cañada Tentative Subdivision Map, a 47-lot residential subdivision, on January 19, 2010 (Legistar . 09-1518). The tentative subdivision map had an original expiration date of January 19, 2013, which was automatically extended to January 19, 2017 due to state legislation (Assembly Bill AB 208 and 116). The Planning Commission subsequently approved six one-year time extensions on February 9, 2017 (Legistar File 09-1518) that resulted in a new expiration date. The map is due to expire on January 19, 2023. Based on substantial conformance review, the Development Services Director approved a revision to the map on March 7, 2017 to include an updated phasing plan and rearrangement of the lots (Exhibit C). No development has occurred and no final maps have been recorded.

In accordance with the Subdivision Map Act Section 66456, this Final Map would create a total of eight (8) large lots for phasing and financing purposes consistent with the approved tentative map

powered by Legistar™

(Exhibit D). No development is proposed at this time. No agreement to make subdivision improvements is necessary for approval of the Large Lot Final Map.

Given that no development is proposed with this request, none of the conditions are triggered and, therefore, not applicable to the approval of the Large Lot Final Map. Final map(s) for subsequent development phases based on the approved La Cañada Tentative Subdivision Map shall be further verified for conformance with all applicable conditions of approval under separate future small-lot final map applications.

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.

EXHIBITS (Attachment A)

Exhibit A - Location Map
Exhibit B - Assessor's Parcel Map
Exhibit C - Approved Tentative Subdivision Map (TM08-1463-R)
Exhibit D - Large Lot Final Map for La Cañada Subdivision (TM08-1463)

ALTERNATIVES
N/A

PRIOR BOARD ACTION
See Discussion/Background Section above.

OTHER DEPARTMENT / AGENCY INVOLVEMENT
Surveyor and Department of Transportation

CAO RECOMMENDATION
It is recommended that the Board approve this item.

FINANCIAL IMPACT
N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS
N/A

STRATEGIC PLAN COMPONENT
Good Governance

CONTACT
Tiffany Schmid, Director
Planning and Building Department