



Legislation Details (With Text)

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File created: 8/1/2019 **In control:** Board of Supervisors

On agenda: 8/27/2019 **Final action:** 8/27/2019

Title: Planning and Building Department, Planning Services Division-Current Planning, submitting for approval Final Map (TM-F18-0005) for Hawk View Unit 2 (TM00-1371-R), creating 55 residential lots, ranging in size from .216 to 1.730 acres, and 10 lettered lots, on property identified by Assessor's Parcel Number 115-450-006, located on the northwest side of the intersection of Hawk View Road and Bass Lake Road, in the El Dorado Hills area and recommending the Board consider the following:
1) Approve Final Map (TM-F18-0005) for Hawk View Unit 2; and
2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B). (Supervisory District 1)

FUNDING: Developer-Funded.

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 18-54829

Date	Ver.	Action By	Action	Result
8/27/2019	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Services Division-Current Planning, submitting for approval Final Map (TM-F18-0005) for Hawk View Unit 2 (TM00-1371-R), creating 55 residential lots, ranging in size from .216 to 1.730 acres, and 10 lettered lots, on property identified by Assessor's Parcel Number 115-450-006, located on the northwest side of the intersection of Hawk View Road and Bass Lake Road, in the El Dorado Hills area and recommending the Board consider the following:

- 1) Approve Final Map (TM-F18-0005) for Hawk View Unit 2; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B). (Supervisory District 1)

FUNDING: Developer-Funded.

DISCUSSION / BACKGROUND

The subject parcel is located within the master planned development of the Bass Lake Hills Specific Plan. The 18.97 acre site is identified by Assessor's Parcel Number 115-450-006 (Exhibit A), located on the northwest side of the intersection of Hawk View Road and Bass Lake Road, in the El Dorado Hills area (Exhibit B).

This Final Map for Unit 2 of the Hawk View Subdivision would create 55 residential lots, ranging in size from .216 to 1.730 acres, and 10 lettered lots for roads and landscaping (Exhibit C). Unit 1, which included a total of 59 residential lots, was recorded on October 15, 2018 and is currently under construction. The Final Map conforms to the Tentative Subdivision Map approved by the Planning

Commission on April 28, 2016 (Exhibit D).

Exhibit E details the verification of the Final Map for conformance with the approved Conditions of Approval for the Tentative Subdivision Map. County departments and affected outside agencies, including the El Dorado Hills Fire Department, Transportation Department, and the Surveyor's Office, have 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, including associated bonds, has been approved by the Department of Transportation for Hawk View Unit 2 Subdivision, 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 - Assessor's Parcel Map

Exhibit B - Location Map

Exhibit C - Final Map for Hawk View Unit 2 (TM-F18-0005)

Exhibit D - Approved Hawk View Tentative Subdivision Map (TM00-1371-R)

Exhibit E - Verification of Final Map Conformance with Conditions of Approval

Exhibit F - El Dorado Irrigation District Meter Award Letter

ALTERNATIVES

N/A

PRIOR BOARD ACTION

Development Agreement DA16-0001 to extend the Hawk View Tentative Map approval of 114 residential lots for a period of 10 years was approved by the Board on September 19, 2017 (Legistar 16-0195, Agenda Item 22).

Final Map for Hawk View, Unit 1 (TM00-1371-R), creating 59 residential lots, was approved by the Board on October 9, 2018 (Legistar 18-1513, Agenda Item 27).

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Transportation Department, County Counsel, Surveyor's Office, and the El Dorado Hills Fire Department.

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

Costs are fully paid by developer-funded subdivision improvements. There is no financial impact to the County.

CLERK OF THE BOARD FOLLOW UP ACTIONS

1) Clerk to obtain Chair's signature on one (1) original of the Agreement to Make Subdivision Improvements.

2) Clerk to send one (1) fully executed copy of the Agreement to Make Subdivision Improvements to Planning and Building Department, attention of Char Tim, Clerk of the Planning Commission.

STRATEGIC PLAN COMPONENT

Good Governance and Economic Development. This project aligns with the Economic Development goals of the County's Strategic Plan, as it would provide additional housing in fulfillment of the County's Housing Element, and provide property tax revenue and sales tax revenue from new residents.

CONTACT

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Planning and Building Department