



Legislation Details (With Text)

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Type: Agenda Item **Status:** Approved

File created: 1/27/2020 **In control:** Board of Supervisors

On agenda: 2/11/2020 **Final action:** 2/11/2020

Title: Planning and Building Department, Planning Division, submitting for approval of a Large Lot Final Map (TM-F19-0006) for the Saratoga Estates Tentative Subdivision Map (TM14-1520) creating a total of 18 large lots for the purpose of financing and phasing, consisting of three future residential development lots and 15 lettered lots on the 121.87-acre property. The property, identified as Assessor's Parcel Number 120-070-020, located on the north side of Saratoga Way, approximately 1,100 feet west of the intersection with Finders Way, in the El Dorado Hills area, and recommending the Board approve Large Lot Final Map (TM-F19-0006) for the Saratoga Estates Tentative Subdivision Map (Supervisory District 1) (Exhibits A and B).

FUNDING: N/A (Developer Funded Subdivision Improvements)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Exhibits A through G, 2. Recorded Notice of Restriction

| Date | Ver. | Action By | Action | Result |
|-----------|------|----------------------|----------|--------|
| 2/11/2020 | 1 | Board of Supervisors | Approved | Pass |

Planning and Building Department, Planning Division, submitting for approval of a Large Lot Final Map (TM-F19-0006) for the Saratoga Estates Tentative Subdivision Map (TM14-1520) creating a total of 18 large lots for the purpose of financing and phasing, consisting of three future residential development lots and 15 lettered lots on the 121.87-acre property. The property, identified as Assessor's Parcel Number 120-070-020, located on the north side of Saratoga Way, approximately 1,100 feet west of the intersection with Finders Way, in the El Dorado Hills area, and recommending the Board approve Large Lot Final Map (TM-F19-0006) for the Saratoga Estates Tentative Subdivision Map (Supervisory District 1) (Exhibits A and B).

FUNDING: N/A (Developer Funded Subdivision Improvements)

DISCUSSION / BACKGROUND

The Board of Supervisors approved the Saratoga Estates Tentative Subdivision Map (TM14-1520), a 317-lot residential subdivision ranging in size from 5,972 square feet to 23,516 square feet, on September 13, 2016 (Exhibit C). An administrative minor revision to the map, involving site layout modifications, was approved by the Planning Director on January 21, 2017 (Exhibit D). A finding of consistency with the administrative minor revision to the map was approved by the Planning Director on August 22, 2017 (Exhibit E). A second administrative revision to the map, which added the phasing plan and re-configured open space and landscaping lots, was approved by the Planning Director on March 15, 2019 (Exhibit F).

In accordance with the Subdivision Map Act Section 66456, this Final Map would create a total of 18 large lots for financing and phasing purposes consisting of three future residential development lots

and 15 lettered lots consistent with the approved Saratoga Estates Tentative Subdivision Map (Exhibit G). No residential development or agreements for subdivision improvements are necessary for the approval of the Large Lot Final Map. Given that no development is proposed with this request, none of the conditions of approval are triggered and, therefore, are not applicable to the approval of the Large Lot Final Map. Subsequent Final Map(s) for development phases based on the approved Saratoga Estates 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 Original Saratoga Estates Tentative Subdivision Map (September 13, 2016)

Exhibit D: Approved Administrative Minor Revision to Saratoga Tentative Subdivision Map (approved January 31, 2017)

Exhibit E: Finding of Consistency with Revision to Saratoga Tentative Subdivision Map (approved August 22, 2017)

Exhibit F: Approved Minor Revision to Saratoga Tentative Subdivision Map for Phasing Plan (approved March 15, 2019)

Exhibit G: Large Lot Final Map for Saratoga Estates Tentative Subdivision Map

ALTERNATIVES

N/A

PRIOR BOARD ACTION

Legistar File 16-0533, September 13, 2016, Item No.36 - Board of Supervisors' original approval of the Saratoga Estates Tentative Subdivision Map/Development Plan accompanied with the certification of an Environmental Impact Report (EIR), adoption of a Rezone, and an execution of a Development Agreement.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Surveyor and Department of Transportation

CAO RECOMMENDATION / COMMENTS

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no Net County Cost associated with this approval. All costs associated with this approval are funded by the Project Applicant.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance and Economic Development - Housing.

CONTACT

Tiffany Schmid, Director
Planning and Building Department