



Legislation Details (With Text)

File #: 20-0256 **Version:** 1

Type: Agenda Item **Status:** Approved

File created: 2/13/2020 **In control:** Board of Supervisors

On agenda: 2/25/2020 **Final action:** 2/25/2020

Title: Planning and Building Department, Planning Division, submitting for approval of a Final Map for Village 1B (TM-F19-0004) of the Saratoga Estates Tentative Subdivision Map (TM14-1520), creating a total of 35 residential lots ranging in size from 6,389 square feet to 11,654 square feet, and two (2) private road lots, on a 7.74-acre portion of a 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 take the following actions:

- 1) Approve the Final Map (TM-F19-0004) for Saratoga Estates Village 1B; 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 Blue Route - Village 1B, 2. B - PE SIA - Village 1B, 3. C - Perf_LandM_with Rider - Village 1B.js, 4. D - Exhibits A through J, 5. Executed Agreement 19-54909

Date	Ver.	Action By	Action	Result
2/25/2020	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Division, submitting for approval of a Final Map for Village 1B (TM-F19-0004) of the Saratoga Estates Tentative Subdivision Map (TM14-1520), creating a total of 35 residential lots ranging in size from 6,389 square feet to 11,654 square feet, and two (2) private road lots, on a 7.74-acre portion of a 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 take the following actions:

- 1) Approve the Final Map (TM-F19-0004) for Saratoga Estates Village 1B; 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 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 D). An administrative minor revision to the map, involving site layout modifications, was approved by the Planning Director on January 21, 2017 (Exhibit E). A finding of consistency with the administrative minor revision to the map was approved by the Planning Director on August 22, 2017 (Exhibit F). 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 G).

The Final Map would create 35 residential lots and two (2) private road lots on a 7.74-acre portion of the subject property (Exhibit C). The Final Map conforms to the second administrative revision to the Saratoga Estates Tentative Subdivision Map approved by the Planning Director on March 15, 2019 (Exhibit F). Subsequent Final Maps for the remaining portions of the Saratoga Estates Tentative Subdivision Map will be processed under separate applications.

Exhibit J details the verification of the Final Map for conformance with the approved Conditions of Approval for the Saratoga Estates Tentative Subdivision Map. County departments and affected outside agencies, including the Department of Transportation, the Surveyor's Office, and the El Dorado Hills Fire Department, have recommended approval of the map. A meter award letter from El Dorado Irrigation District has been secured for public water and sewer services for the subdivision (Exhibit I). The Agreement to Make Subdivision Improvements, including associated bonds, has been approved by the Department of Transportation for the Saratoga Estates Village 1B Subdivision, subject to authorization by the Board.

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: Saratoga Estates Village 1B Final Map

Exhibit D: Approved Original Saratoga Estates Tentative Subdivision Map (September 13, 2016)

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

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

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

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

Exhibit I: El Dorado Irrigation District Meter Award Letter for Saratoga Estates Village 1B

Exhibit J: Verification of Final Map Conformance with Conditions of Approval

ALTERNATIVES

N/A

PRIOR BOARD ACTION

Legistar File 20-0186, February 11, 2020, Item No. 13 - Board of Supervisors' approved Final Map (TM-F19-0005) for the Saratoga Estates Tentative Subdivision Map Village 1A (TM14-1520); Legistar File 20-0165, February 11, 2020, Item No. 14 - Board of Supervisors' approved Large Lot Final Map (TM-F19-0006) for the Saratoga Estates Tentative Subdivision Map (TM14-1520); and, 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. Approval of the Final Map allows for the construction of homes, which will result in additional property tax for the County.

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

Good Governance and Economic Development - Housing

CONTACT

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