County of El Dorado

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Legislation Details (With Text)

File #:	21-0734 **Version:** 1		
Type:	Agenda Item	**Status:**	Approved
File created:	4/26/2021	**In control:**	Board of Supervisors
On agenda:	5/18/2021	**Final action:**	5/18/2021

Title: Planning and Building Department, Planning Division, submitting for approval of four (4) Final Maps for the Saratoga Estates Tentative Subdivision Map (TM14-1520), involving Village 2A (TM-F21-0002), creating a total of 60 residential lots, four (4) lettered lots, and one (1) future development lot, ranging in size from 0.06 acres to 0.60 acres on an 11.01-acre portion of the property; Village 2B (TM-F21-0003), creating a total of 43 residential lots, ranging in size from 0.15 acres to 1.10 acres on a 8.89-acre portion of property; Village 2C (TM-F21-0004), creating a total of 43 residential lots and one (1) lettered lot, ranging in size from 0.14 acres to 1.23 acres on a 10.36-acre portion of property; and Village 3 (TM-F21-0001) of creating a total of 56 residential lots, three (3) private road lots, and five (5) lettered lots, ranging in size from 0.05 acres to 1.15 acres on a 17.23-acre portion of the property identified by Assessor's Parcel Number 120-070-020 (Exhibit A), located on the north side of Saratoga Way, approximately 1,100 feet west of the intersection with Finders Way (Exhibit B), in the El Dorado Hills area, and recommending the Board:
1) Approve Final Map TM-F21-0002 for Saratoga Estates Village 2A;
2) Approve Final Map TM-F21-0003 for Saratoga Estates Village 2B;
3) Approve Final Map TM-F21-0004 for Saratoga Estates Village 2C;
4) Approve Final Map TM-F21-0001 for Saratoga Estates Village 3; and
5) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B). (Supervisorial 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, 4. D - Laborers and Materialsmens Bond, 5. E - Exhibits A-O, 6. F - EID Meter Award Letters, 7. Executed Agreement to Make Subdivision Improvements

Date	Ver.	Action By	Action	Result
5/18/2021	1	Board of Supervisors	Approved	Pass

Planning and Building Department, Planning Division, submitting for approval of four (4) Final Maps for the Saratoga Estates Tentative Subdivision Map (TM14-1520), involving Village 2A (TM-F21-0002), creating a total of 60 residential lots, four (4) lettered lots, and one (1) future development lot, ranging in size from 0.06 acres to 0.60 acres on an 11.01-acre portion of the property; Village 2B (TM -F21-0003), creating a total of 43 residential lots, ranging in size from 0.15 acres to 1.10 acres on a 8.89-acre portion of property; Village 2C (TM-F21-0004), creating a total of 43 residential lots and one (1) lettered lot, ranging in size from 0.14 acres to 1.23 acres on a 10.36-acre portion of property; and Village 3 (TM-F21-0001) of creating a total of 56 residential lots, three (3) private road lots, and five (5) lettered lots, ranging in size from 0.05 acres to 1.15 acres on a 17.23-acre portion of the property identified by Assessor's Parcel Number 120-070-020 (Exhibit A), located on the north side of Saratoga Way, approximately 1,100 feet west of the intersection with Finders Way (Exhibit B), in the El Dorado Hills area, and recommending the Board:
1) Approve Final Map TM-F21-0002 for Saratoga Estates Village 2A;

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2) Approve Final Map TM-F21-0003 for Saratoga Estates Village 2B;
3) Approve Final Map TM-F21-0004 for Saratoga Estates Village 2C;
4) Approve Final Map TM-F21-0001 for Saratoga Estates Village 3; and
5) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements (Attachment B). (Supervisorial District 1)

FUNDING: Developer-Funded.

DISCUSSION / BACKGROUND

Saratoga Estates Villages 2A, 2B, 2C, and 3 are part of the Saratoga Estates Tentative Subdivision Map (TM14-1520), a 317-lot residential subdivision approved by the Board of Supervisors (Board), on September 13, 2016 (Exhibit G). An administrative minor revision to the map, involving site layout modifications, was approved by the Planning and Building Department Director (Director) on January 21, 2017 (Exhibit H). A finding of consistency with the administrative minor revision to the map was approved by the Director on August 22, 2017 (Exhibit I). A second administrative revision to the map, which added the phasing plan and re-configured open space and landscaping lots, was approved by the Director on March 15, 2019 (Exhibit J). A Large Lot Final Map (Exhibit K) and Small Lot Final Maps for Villages 1A (80 residential lots) and 1B (35 residential lots) were approved by the Board on February 11, 2020. These units have subsequently been recorded and are currently under construction.

The Final Map for Saratoga Estates Village 2A would create 60 residential lots, four (4) lettered lot, and one (1) future development lot on an 11.01-acre portion of the subject property (Exhibit C). The Final Map for Saratoga Estates Village 2B would create 43 residential lots on an 8.89-acre portion of the subject property (Exhibit D). The Final Map for Saratoga Estates Village 2C would create 43 residential lots and one (1) lettered lot on a 10.36-acre portion of the subject property (Exhibit E). The Final Map for Saratoga Estates Village 3 would create 56 residential lots, three (3) private road lots, and five (5) lettered lots, on a 17.23-acre portion of the subject property (Exhibit F). These four (4) Final Maps conform to the approved Saratoga Estates Tentative Subdivision Map as revised. Upon being recorded, these four (4) phases would complete the Saratoga Estates Tentative Subdivision.

Exhibits L through O detail the verification of the Final Map for conformance with the approved Conditions of Approval for Villages 2A, 2B, 2C, and 3 within 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. The Subdivision Improvement Agreement, including associated bonds, has been approved by the Department of Transportation for the Saratoga Estates Village 2A, 2B, 2C, and 3 Subdivisions, subject to authorization by the Board Chair.

Environmental Review: The review of the Final Maps 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 E)
Exhibit A: Assessor’s Parcel Map
Exhibit B: Location Map
Exhibit C: Saratoga Estates Village 2A Final Map
Exhibit D: Saratoga Estates Village 2B Final Map
Exhibit E: Saratoga Estates Village 2C Final Map
Exhibit F: Saratoga Estates Village 3 Final Map

Exhibit G: Approved Original Saratoga Estates Tentative Subdivision Map (September 13, 2016)
Exhibit H: Approved Administrative Minor Revision to Saratoga Tentative Subdivision Map (approved January 31, 2017)
Exhibit I: Finding of Consistency with Revision to Saratoga Tentative Subdivision Map (approved August 22, 2017)
Exhibit J: Approved Minor Revision to Saratoga Tentative Subdivision Map for Phasing Plan (approved March 15, 2019)
Exhibit K: Large Lot Final Map for Saratoga Estates Tentative Subdivision Map
Exhibit L: Verification of Village 2A Final Map Conformance with Conditions of Approval
Exhibit M: Verification of Village 2B Final Map Conformance with Conditions of Approval
Exhibit N: Verification of Village 2C Final Map Conformance with Conditions of Approval
Exhibit O: Verification of Village 3 Final Map Conformance with Conditions of Approval

ALTERNATIVES
N/A

PRIOR BOARD ACTION
Legistar #16-0533, September 13, 2016, Agenda Item No. 36
Legistar #20-0186, February 11, 2020, Agenda Item No. 13
Legistar #20-0256, February 25, 2020, Agenda Item No. 27

OTHER DEPARTMENT / AGENCY INVOLVEMENT
Surveyor's Office, Department of Transportation, El Dorado Hills Fire Department, El Dorado Hills Community Services District, and El Dorado Irrigation District

CAO RECOMMENDATION

FINANCIAL IMPACT
There is no Net County Cost associated with this action. All associated costs are paid by the Developer.

CLERK OF THE BOARD FOLLOW UP ACTIONS
1) Clerk of the Board to obtain the Chair's signature on two (2) original copies of the Subdivision Improvement Agreement.
2) Clerk of the Board to provide one (1) fully executed Subdivision Improvement Agreement to Department of Transportation, Attention: Lindsay Tallman.

STRATEGIC PLAN COMPONENT
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 from new residents.

CONTACT
Rob Peters, Deputy Director of Planning
Planning and Building Department