



Legislation Text

File #: 14-0946, **Version:** 1

Community Development Agency, Development Services Division, submitting for approval Final Map (TM99-1359-F-18) for West Valley Village Unit 5B, Phase 2 creating 66 residential lots, ranging in size from 12,002 to 41,659 square feet, on property identified by Assessor's Parcel Numbers 118-630-01, 118-630-02, 118-610-12, and 118-610-13, located on the east side Royal Oaks Drive, at the intersection with Keystone Drive, in West Valley Village (Blackstone Master Planned Development) area of the Valley View Specific Plan Area, in the El Dorado Hills area; and recommending the Board consider the following:

- 1) Approve the Final Map for West Valley Village Unit 5B, Phase 2; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements. (Supervisory District 2)

Background

In February 1998, the Board of Supervisors approved the Valley View Specific Plan (SP94-0001), a master planned community in El Dorado Hills (Attachment A). The Valley View Specific Plan (VVSP) consists of three distinct villages, White Rock, West Valley, and East Ridge (Attachment B). The West Valley Village portion of the specific plan was originally approved by the Planning Commission on January 22, 2004 under Tentative Map application TM99-1359, authorizing the creation of 1,143 residential lots divided into nine distinct subunits and five large lots for future subdivision and development; a minor revision to the map was approved in July 2004 (Attachment C). Unit 5, which currently consists of a total of 221 residential lots, is divided into sub-units 5A with 104 recorded lots, and unrecorded lots in units 5B (110 lots) and 5C (7 lots).

This Final Map is for Phase 2 of Unit 5B for a total of 66 lots (Attachment D). The residential lots, which range from 12,002 to 41,659 square feet in size, are designed consistent with the applicable development standards in the ER-2 Zone District, West Valley Village area, and Valley View Specific Plan.

Staff has reviewed and verified conformance of the Final Map with the approved Tentative Map and Conditions of Approval (Attachment E). Transportation Division and County Surveyor's Office have reviewed the application and recommended approval of the map (Attachments F and G). An EID Meter Award Letter, as proof of water and sewer service, has been acquired for the subdivision and is included as Attachment H.

The applicant has submitted an Agreement to Make Subdivision Improvements and bonds pursuant to Section 16.16.050 of the County Code. The Transportation Division has reviewed and approved the cost estimates. County Counsel has reviewed and approved the Improvement Agreement and bonds for the subdivision.

Environmental Review: The review of the Final Map has been determined to be a ministerial process and is hereby deemed Statutorily Exempt from further environmental review under Section 15268(b) (3) of the CEQA Guidelines.

ATTACHMENTS

Attachment A - Location Map

Attachment B - Valley View Specific Plan Land Use Map

Attachment C - Approved West Valley Village Tentative Map and Assessor's Parcel Map

Attachment D - Reduced Copy of Final Map for West Valley Village Unit 5B, Phase 2

Attachment E - Conditions/Status of Conditions Report

Attachment F - Approval Memo from the Transportation Division

Attachment G - Approval Memo from the County Surveyor's Office

Attachment H - EID Meter Award Letter for West Valley Village Unit 5B, Phase 2

Clerk of the Board Follow Up Actions

- 1) The Clerk to obtain the Chair's signature on the Agreement to Make Subdivision Improvements.
- 2) The Clerk to send one fully executed original of the Agreement to Make Subdivision Improvements to the Division.

Contact

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Community Development Agency

Concurrences

County Counsel