



Legislation Text

File #: 16-0182, **Version:** 1

Community Development Agency, Development Services Division, submitting for approval the Final Map (TM04-1391-F-5) for Carson Creek Unit 1, Phase C creating a total of 20 residential lots, ranging in size from 5,250 to 7,142 square feet, and 3 lettered lots on property identified by Assessor's Parcel Numbers 117-580-10 and 117-580-11 located on the south side of Golden Foothill Parkway, approximately 0.41 mile west of the intersection with Latrobe Road, in the El Dorado Hills Area and recommending the Board consider the following:

1) Approve the Final Map for Carson Creek Unit 1, Phase C Subdivision. (Supervisory District 1)

FUNDING: N/A (Developer funded subdivision improvements)

DEPARTMENT RECOMMENDATION

Community Development Agency, Development Services Division recommending the Board approve the Final Map (TM04-1391-F-5) for Carson Creek Unit 1, Phase C.

DISCUSSION / BACKGROUND

The subject parcels are located within the master planned development of the Carson Creek Specific Plan (Exhibits A and B). In February 2008, the Carson Creek Unit 1 Tentative Subdivision Map was approved creating a total of 302 age-restricted residential lots and 24 large lots for phasing purposes. In January 2014, a revised Tentative Subdivision Map with a reduced count of 285 age-restricted and 18 large lots was found substantially in conformance with the approved Tentative Subdivision Map and was administratively approved by the Development Services Division Director. On August 6, 2014 a second revision to the Tentative Subdivision Map was found to be substantially in conformance with the first revision to the Tentative Subdivision Map and was administratively approved by the Development Services Division Director (Exhibit C).

Carson Creek Unit 1, Phases A and B Final Maps were approved by the Board of Supervisors on September 1, 2015 creating a total of 181 age-restricted residential lots and associated lettered lots for roadways, landscaping, and open space. This Final Map is Phase C of Carson Creek Unit 1 and would create a total of 20 age-restricted residential lots, ranging in size from 5,250 to 7,142 square feet, and 3 lettered lots for landscaping and open space (Exhibit D and E).

This Final Map conforms to the approved 2nd Revised Tentative Subdivision Map approved by the Development Services Division Director on August 6, 2014 (Exhibit C). Approval of this Final Map would also establish the zoning for the Carson Creek Unit 1, Phase C Subdivision (Exhibit F). Exhibit G details the verification of the Final Map for conformance with the approved conditions of approval for the 2nd Revised Tentative Subdivision Map. County departments and affected outside agencies, including the Transportation Division, Surveyor's Office, and the El Dorado Hills Fire Department, have recommended approval of the Final 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 H). The Subdivision Improvement Agreement for Carson Creek Unit 1, Phase A through D Subdivisions (Exhibit I) was executed by the Board Chair on September 1, 2015.

Approval of the Final Map is dependent upon the formation of a drainage zone of benefit for Carson Crossing Drive. The formation hearing was conducted by the Board of Supervisors on February 23, 2016. On March 8, 2016 the resolution of intent to levy the benefit assessment is proposed for adoption and the ballot proceeding approving the benefit assessment will be conducted by the Board of Supervisors, thereby forming the required drainage zone of benefit. The drainage zone of benefit must be approved prior to the approval of the Final Map for Carson Creek Unit 1, Phase C.

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 CEQA Guidelines.

EXHIBITS

Exhibit A - Assessor's Parcel Map

Exhibit B - Location Map

Exhibit C - 2nd Revised Approved Carson Creek Unit 1 Tentative Map (TM04-1391-R-2)

Exhibit D - Final Map for Carson Creek Unit 1, Phase C (TM04-1391-F-5)

Exhibit E - Carson Creek Unit 1 Phasing Exhibit

Exhibit F - Carson Creek Specific Plan Proposed Zoning Map

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

Exhibit H - EID Meter Award Letter

Exhibit I - Executed Subdivision Improvement Agreement

ALTERNATIVES

N/A

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Transportation Division, Surveyor's Office, and the El Dorado Hills Fire Department

CAO RECOMMENDATION

Chief Administrative Office concurs with staff's recommendation.

FINANCIAL IMPACT

N/A

CLERK OF THE BOARD FOLLOW UP ACTIONS

N/A

STRATEGIC PLAN COMPONENT

N/A

CONTACT

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