



Legislation Text

File #: 14-0599, **Version:** 2

Community Development Agency, Development Services Division, submitting for approval Final Map (TM12-1507-F) for West Valley Village Lot 1 (Lot V) creating 70 residential lots, ranging in size from 2,988 to 4,290 square feet, and three (3) lettered lots on property identified by Assessor's Parcel Number 118-140-61, consisting of 10.075 acres, located on the northeast side of the intersection of Royal Oaks Drive and Latrobe Road, in the El Dorado Hills area and recommending the Board consider the following:

- 1) Approve the Final Map for West Valley Village Lot 1 (Lot V) Subdivision; and
- 2) Approve and authorize the Chair to sign the Agreement to Make Subdivision Improvements. (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 (TM 12-1507-F) for West Valley Village Lot 1 (Lot V) Subdivision.

DISCUSSION / BACKGROUND

The 10.075 acre site identified by Assessor's Parcel Number 118-140-61 (Exhibit A) is located on the northeast side of the intersection of Royal Oaks Drive and Latrobe Road in the El Dorado Hills area (Exhibit B).

West Valley Village is part of the Valley View Specific Plan, which was approved in December 1998. Five (5) lots in the West Valley Village were rezoned by the Board on February 25, 2014, including the project site, which was rezoned from Mixed Use to Core Residential (Exhibit C). This Final Map would create a total of 70 residential lots, which range from 2,988 to 4,290 square feet, and three (3) lettered lots for private roads, landscaping, and open space (Exhibit D). The Final Map conforms to the approved Tentative Map approved by the Planning Commission on May 8, 2014 (Exhibit E), and incorporates a reduction to the typical setback for Lot 36 as approved by the revision to the Tentative Map on May 4, 2016 (Exhibit F).

Exhibit G details the verification of the Final Map for conformance with the approved Conditions of Approval for the Tentative Map. County departments and affected outside agencies, including El Dorado Hills Fire Department, Community Development Agency Transportation Division (Transportation Division), and County Surveyor's Office, have recommended approval of the Map (Exhibit H). A meter award letter from El Dorado Irrigation District (EID) has been secured for public water, recycled water, and sewer services for the Subdivision (Exhibit I). The Subdivision Improvement Agreement, including the associated bonds, has been approved by the Transportation Division, subject to authorization by the Board Chair.

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 Guidelines.

EXHIBITS (Attachment 2C)

Exhibit A - Assessor's Parcel Map

Exhibit B - Location Map

Exhibit C - Valley View Revised Land Use Plan

Exhibit D - Final Map for West Valley Village, Lot 1 (Lot V)

Exhibit E - Original Approved West Valley Village Lot V Tentative Map

Exhibit F - Administrative Minor Revision Approval Letter for West Valley Village Lot V, May 4, 2016

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

Exhibit H - Surveyor's Office Approval Letter

Exhibit I - EID Meter Award Letter

ALTERNATIVES

N/A (Developer funded Subdivision improvements)

OTHER DEPARTMENT / AGENCY INVOLVEMENT

County Counsel, County Surveyor's Office, and Transportation Division

CAO RECOMMENDATION

Chief Administrative Office concurs with staff's recommendations.

FINANCIAL IMPACT

N/A (Developer funded Subdivision improvements)

CLERK OF THE BOARD FOLLOW UP ACTIONS

1) Clerk to obtain Chair's signature on two (2) originals of the Agreement to Make Subdivision Improvements.

2) Clerk to send one (1) fully executed original of the Agreement to Make Subdivision Improvements to the Development Services Division.

STRATEGIC PLAN COMPONENT

Infrastructure.

CONTACT

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Community Development Agency